

Oneida County Land Information Office

2017 Annual Report



The above picture is of the East one quarter (E ¼) of Section 5, Township 35 North, Range 9 East, Town of Enterprise in the County Forest. The Wisconsin Land Information Program is funded by part of the Register of Deeds recording fee and the State awards grants to counties to preserve section and one quarter corners. These corners are the bases for all land ownership in the County and the County has been using the grants to preserve corners in the County. There are approximately 5,000 corners in the county of which about 80% have been preserved.

The location of the corner in this picture was established in 1864 as part of the United States Original Public Land Survey where James Nowlin set a wood post and marked bearing trees so others would be able to find the corner. In 1908, Oneida County Surveyor D.H. Vaughan found the remains of the 1864 bearing trees and set another wood post. In 2016 the County Forestry Department asked for assistance in establishing forty boundaries in Section 5 for an ATV trail and timber harvesting. In November, 2016, with the assistance of Paul Fiene and Jeff Austin, I located a 3" charred wood post, a 6" wood post and the point of a 8" wood post just below the surface in a wetland bog which were set by Nowlin and Vaughan. We replaced the wood post point with a 2 ½" diameter x 60" aluminum pipe, set a white guard stake alongside the corner, marked bearing trees and determined the geographic coordinates using GPS.

Land Records Committee

Sonny Paszak, Chair
Lisa Zunker, Vice Chair
Michael Timmons
Greg Oettinger
Greg Pence

Land Information Staff

Michael Romportl, Land Information Director
Art Hilgendorf, GIS Administrator
Randy Boehlert, GIS Specialist
Lynn Freimuth, Real Property Lister/Addressing Coordinator
Sara Jewell, Assistant Real Property Lister
Lynn Houle, Property Description Technician
Michael Oestreich, Land Information Aide

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The Land Information Office had another busy year with an increase in the deeds that were reviewed and several ongoing projects. The Land Information Staff is doing an outstanding job in developing our land records system, maintaining accurate tax and land information and assisting users of land related data and issues. The Land Information Office appreciates the excellent cooperation we receive from IT, Register of Deeds, Sheriff, Treasurer, Planning and Zoning, Forestry, Land Conservation, Highway, Special taxing districts, the Towns & City and others in being able to implement a highly integrated land records system.

The public continues to benefit from the land records information on the County Website. The IT Department did an excellent job in redesigning and implemented the new Tax, Permit and Deeds Website Application. We have received many compliments from the public on the ease of use, its availability to the general public, and the amount of public data that is available for free through our Website. The professional business users of the land records system are grateful to have access to the county's lands records 24/7 which allows them to serve their clients, most who are county landowners, quickly and efficiently. The parcel map data is one of the most useful data sets that we use together with other data sets to perform various analyses allowing us to respond to inquiries more efficiently.

The primary responsibilities of the Land Information Office 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 and tax bills and assist town clerks with Statement of Taxes.
- 4) Administer, maintain and create digital parcel mapping data.
- 5) Administer the addressing and road naming ordinance and maintain the 911 Master Street Address Guide in cooperation with the Sheriff Department.
- 6) Maintains the 911 Dispatch map and data.
- 7) File land surveys and related maps.
- 8) Administer the US Public Land Survey Remonumentation program and land survey contracts.
- 9) Assist landowners, general public in the use of land records and assessment data.
- 10) Develop and maintain the county's geographic information system (GIS) and participate in the Wisconsin Land Information Program (WLIP).
- 11) Administers the sale of tax delinquent properties and other county real estate transactions.
- 12) Assist 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 2017 are:

- 1) Processed 120 Certified Survey Maps (CSM), 8 new plats/condo and 4,188 documents to update land ownership for real property listing. These documents resulted in changes to 6,452 tax parcel numbers, created 293 splits of property and 470 attachments. In addition, 1,883 mailing addresses were updated due to landowners changing their mailing address. The corresponding parcel maps were updated.
- 2) Updated real property listing to include owner name, address, abbreviated descriptions, and assignment of parcel numbers. Electronically produced workbooks for all assessors; electronically uploaded assessment data and created validity checks. Printed assessment rolls and assessment notices for open book and board of reviews. Input manufacturing assessed value from State for personal property, real estate, special charges and created electronic files of statement of assessment for Towns. Receive tax rates to compute real property tax statements and tax rolls. Processed and printed 51,320 real estate bills and 2,655 personal property bills for the 2017 tax year resulting in tax bills totaling approximately \$82 million dollars.
- 3) Assigned/changed 219 addresses and added 11 roads to our system. We still find inconsistencies in road naming and addressing and are making corrections as needed. We have established a very positive working relationship with the Sheriff, Towns, utilities, post office and others involved in or reliant on the addressing system. We provided information as needed to Towns who were replacing old address signs.
- 4) Received data from land surveyors using global positioning system (GPS) surveying to geodetically position and locate 70 public land survey corners. In addition, 173 section, ¼ and meander corners were re-monumented by surveyors meeting 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 311 survey maps from private surveyors to be placed on file 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) 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.
- 7) Assisted the Sheriff's Department with the maintenance of the master street address guide and continue to provide assistance to the department with mapping and operational issues related to the NewWorld 911 CAD system. Our County is fortunate to have the cooperation of the Sheriffs Department who values shared and integrated data to reduce duplicate efforts pertaining to mapping and land records.
- 8) Updated various map layers in our geographic information system (GIS) that included roads, city limits/annexations, public land survey corners and GPS locations, school districts, identified known public accesses to lakes, and updated the Internet land records web site for GIS data. We now have GIS data layers for public and private named roads, hydrology, parcels, miscellaneous trails, building centroids, 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.
- 9) 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.
- 10) Maintained the GIS data sets for our Internet Land Records Site housed internally and our Static Map Site which is housed with the North Central Wis Regional Planning Commission. The website allows public access to survey maps and many of our other maps in simple to use .pdf formats. Our mapping Internet sites have proved to be a huge benefit to county/state/federal agencies, the public, realtors, surveyors, engineers, title companies, appraisers, accountants and many others. This has saved time and money for many of the people that rely on access to this data 24/7 and we continue to receive several compliments from the public on the availability and easy use of the system.
- 11) Completed the sale of 10 county properties totaling \$127,686, and conveyed 16 excess county right of way strips totaling \$1,600.
- 12) Provided mapping assistance to Land Conservation with review of Squash Lake Protection District.
- 13) Assisted Forestry Department and Snowmobile Clubs with updating the route locations and referenced them to landowner use agreements. Performed a land survey of a section of land in the County Forest to determine timber harvesting boundaries.
- 14) Added functionality to Land Records Web mapping applications.
- 15) Obtained approval from the State for the Oneida County Wisconsin Land Information Plan 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 and was awarded a grant of \$50,000 that must be used for land records modernization.
- 16) Assisted Planning and Zoning with scanning the Sanitary permits back to 1971. This has been a huge benefit to the Department and users of the system as permits are now accessible on the County Website.

Safety: The Land Information Office did not have any injuries or accidents in 2017. The Office adheres to safety procedures for general office environment situations and in 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.

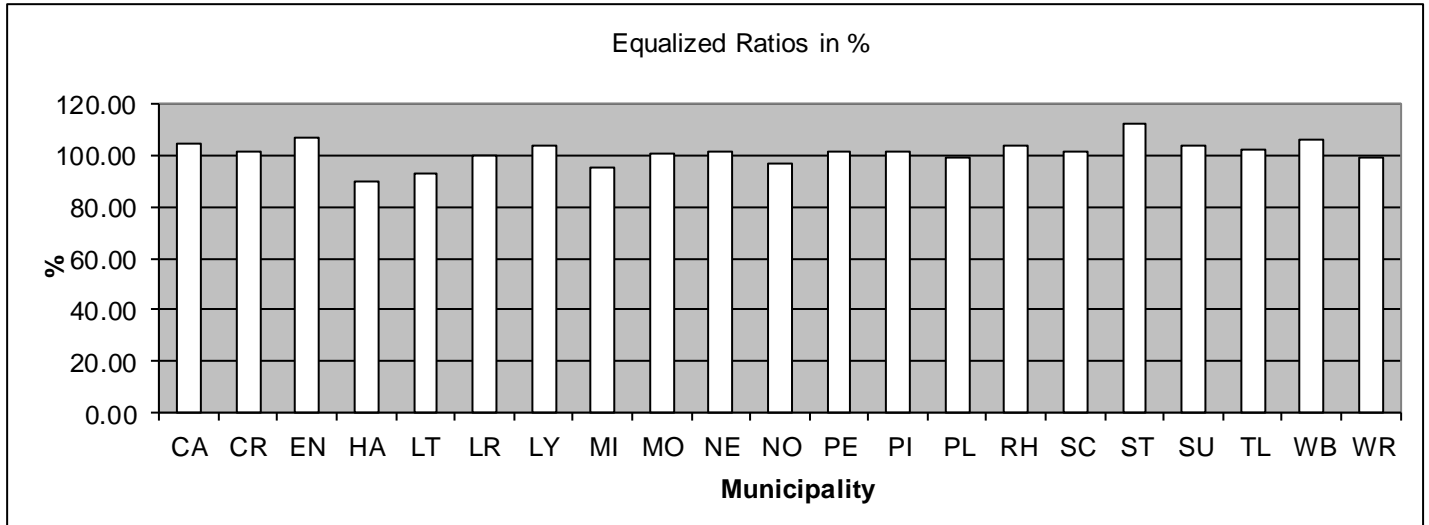
2017 saw another staffing change; Michael Oestreich was hired as the Land Info Aide replacing Heather Beach who took a full time job in the Register of Deeds.

The Land Information Office thanks the Land Records Committee and the County Board for their continued support of land records modernization in Oneida County, and we specifically thank the County Board for your support of allowing the County to publish land records on the Internet for the public to use 24/7. The business community and the public have also commented to us on how the County Board supports investing in good land records and being able to access our land records on the Internet, has saved them time and money in their land related activities.

2017 REAL PROPERTY LISTING SUMMARY

Municipality	Abrev	Equalized Ratios in %	Total # of Real Estate Bills	Total # of Real Estate Parcels	Equalized Value \$	Net Real Estate Tax \$	Per Prop Bills	Net Per Prop Tax \$
Cassian	CA	104.51	2504	2860	249,295,000	3,083,025	40	10,190
Crescent	CR	101.66	1932	2103	255,094,500	3,451,363	56	13,250
Enterprise	EN	107.04	852	1417	96,938,500	975,639	40	14,754
Hazelhurst	HA	89.90	2189	2357	341,949,100	2,967,695	70	8,809
Lake Tomahawk	LT	92.93	1684	2254	217,524,200	2,295,987	57	6,396
Little Rice	LR	100.34	966	1787	71,891,570	909,517	97	19,480
Lynne	LY	103.91	511	1489	34,724,000	465,636	16	6,014
Minocqua	MI	95.58	9622	10642	1,488,470,540	13,993,254	588	213,383
Monico	MO	101.24	1226	1283	28,082,600	269,258	22	2,125
Newbold	NE	101.97	3641	4620	518,275,700	6,418,512	86	20,467
Nokomis	NO	96.98	1951	2242	216,744,580	2,894,190	47	6,382
Pelican	PE	101.92	2952	3255	309,715,600	3,881,114	145	152,338
Piehl	PI	101.80	609	715	16,124,300	133,258	9	639
Pine Lake	PL	99.06	2456	2639	299,976,500	4,250,224	135	14,510
Rhineland	RH	103.67	3590	4136	615,760,800	12,301,985	567	862,959
Schoepke	SC	101.52	1349	1463	122,476,800	1,281,841	87	4,279
Stella	ST	112.71	1081	1153	86,455,305	996,875	55	24,276
Sugar Camp	SU	103.77	2923	3459	397,696,200	3,489,355	98	43,305
Three Lakes	TL	102.49	5412	6221	951,895,600	9,539,318	199	66,537
Woodboro	WB	106.22	1216	1577	171,996,100	2,032,443	22	3,324
Woodruff	WR	99.18	2654	3264	351,208,900	4,841,425	219	84,170
Total			51320	60936	6,842,296,395	80,471,913	2655	1,577,588

Difference between tax bills and total parcels is a result of tax exempt parcels, reference plate parcels or combined tax bills



2017 SUMMARY OF ACTIVITIES

Year	New CSM's	New Plats - Condos	Deeds Reviewed	Tax Parcels Changed	Split Parcels	Attached Parcels	Tax bill mailing address changed	New Site Addresses Assigned or changed	New/changed Roads	GPS	PLS Remon	New Survey Maps
2014	79	39	3778	6157	328	547		241	5	44	55	261
2015	121	6	3707	5708	200	541		194/210	14/7	28	8	224
2016	128	5	3972	5846	377	576		217/116	8	103	83	320
2017	120	8	4188	6452	293	470	1,883	170/49	11	70	172	311

CSM = Certified Survey Map; GPS = Global Positioning System; PLS = Public Land Survey Corner