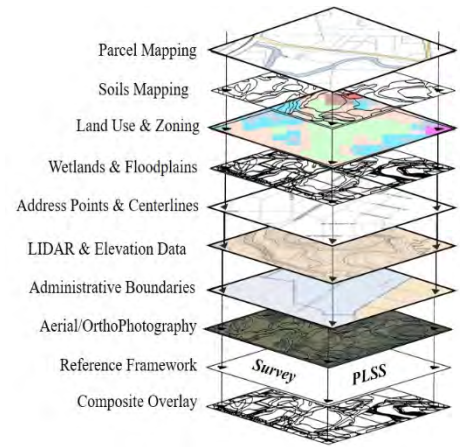


# Oneida County Land Information Office 2021 Annual Report



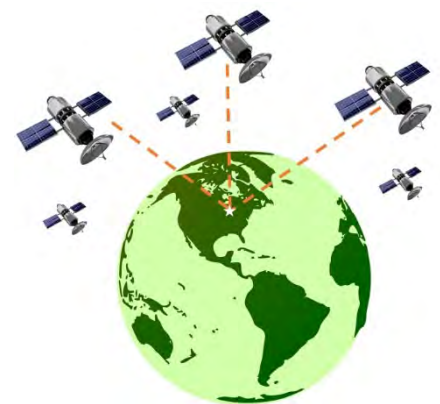
## Change Over Time...



Transit



Total Station



GPS



Paper Parcel Map



Computer Generated Parcel Map



Web Parcel Map

### **Land Records Committee**

Sonny Paszak, Chair  
Michael Timmons, Vice Chair  
Greg Oettinger  
Greg Pence  
Bill Liebert

### **Land Information Staff**

Michael Romportl, Land Information Director  
Art Hilgendorf, Geospatial Administrator/Assistant LIO Director  
Randy Boehlert, Geospatial Analyst  
Sara Jewell, Real Property Lister/Assessment Coordinator  
Sara Chiamulera, GIS Specialist/Addressing Coordinator  
Holly Pettersson, Assistant Real Property Lister  
Land Information Aide, Jacob Piasecki

## 2021 LAND INFORMATION OFFICE ANNUAL REPORT

The Land Information Office had a very busy year with several ongoing and new projects. Following 2020, which was the busiest real estate year in many years, 2021 was also busy. The County completed its first full year with the new Real Property – Tax Application system, which went very well. In addition, a new GIS server environment was installed with the help of GIS Staff and the IT Department, and the GIS software was updated to better serve the users of the system.

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 Land Information Office appreciates the excellent cooperation we receive from Information Technology (IT), Register of Deeds, Sheriff, Treasurer, Planning and Zoning, Forestry, Clerk, Land Conservation, Highway, Special taxing districts, the Towns and City, and others in being able to implement a highly integrated land records system.

Due to the foresight and support of the Land Records Committee and County Board to allow free access to public land records data on the Internet, the County was able to function and provide essential land records data, services and support to the public during the 2020 – 2021 COVID 19 Pandemic. Thank you.

We continue to receive many compliments from the public on the ease of use of our land records website, its 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 grateful to have access to the County's land records 24/7, which allows them to serve their clients quickly and efficiently. Many of our landowners do not live in the County, and often times we are complimented as to how much land records data they can obtain online for their property. The parcel map data is one of the most useful datasets that we use; together with our other datasets, we can perform various analyses allowing us to respond to inquiries more efficiently.

The Land Information Office 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) Performs 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 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 2021 are:

- 1) Reviewed and processed 154 Certified Survey Maps (CSM), 14 plats/condos, and 5,256 documents to update land ownership for Real Property Listing. The total reviewed documents resulted in changes to 10,349 tax parcel numbers, creating 775 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, and in 2021, 206 correction documents were recorded, with most of them attributed to the letters our office sends. The Heartwood Forestland Fund Limited Partnership conveyance to Pelican River Forest LLC of a large block of forest lands in eastern Oneida County accounted for 1,694 parcels, alone, being changed.
- 2) Updated Real Property Listing to include owner name, address, abbreviated descriptions, and assignment of parcel numbers. In addition, many mailing addresses were updated due to landowners changing their mailing address. 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 51,436 real

estate bills and 2,214 personal property bills for the 2021 tax year, resulting in tax bills totaling approximately **\$82 million**. The lower total number of tax bills, when compared to 2020, is due to the new system's ability to combine assessment types in parcels enrolled in Managed Forest Law (MFL), creating one tax parcel instead of two.

- 3) Assigned/changed 437 site addresses and added 9 newly named 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 offices, and others involved in or reliant on the addressing system. We have worked closely with the Town of Minocqua, as they replace their old address signs with new signs, and we have identified many areas where roads needed to be named and new addresses assigned. The Minocqua project started in 2019 and needed to be scaled back in 2020, due to the time needed to work on the new tax system and COVID. Land Information Staff have done an outstanding job in facilitating this process for Minocqua, which has taken a significant effort and continued in 2021.
- 4) Received data from land surveyors using global positioning system (GPS) surveying to geodetically position and locate 51 public land survey corners. 54 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 286 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) Assisted with the review and processing of the request by Crescent Lake landowners for a Lake District.
- 7) Assisted Clerk, County Board and North Central Regional Planning Commission with the Redistricting plan for Oneida County.
- 8) Assisted Economic Development Corp with tower mapping for broadband grant applications.
- 9) 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.
- 10) Gained 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.
- 11) 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. County Staff did an outstanding job in assisting the Sheriff's Department and the NewWorld 911 CAD vendor in updating the system, and started NextGen 911 preparations relating to GIS and addressing. Staff remain 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.
- 12) Updated various map layers in our GIS, including roads, city limits/annexations, public land survey corners and GPS locations, school districts; identified known public accesses to lakes, Boundary and Annexation Survey for Census, and updated the land records website 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.
- 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 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 Internet mapping sites have proven 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. We continue to receive compliments from the public on the availability and ease of use of the system.

- 15) Completed the sale of 17 county tax foreclosed properties totaling \$89,644; 16 County-owned excess lands along roads totaling \$1,300; and, 1 other county owned property for \$26,000. Total overall sales \$116,944.
- 16) Continue to provide mapping assistance to Land Conservation for aquatic and terrestrial invasive species mapping.
- 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 the route locations and referenced them to landowner use agreements.
- 19) Added functionality to Land Records Web mapping applications. Assisted with design of the GIS servers.
- 20) 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 \$50,000 that must be used for land records modernization.

**Safety:** The Land Information Office did not have any injuries or accidents in 2021. The Office responded quickly to implement safety measures to reduce risk of COVID 19 exposure to staff and the public. The Office 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.

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 Web for the public to use 24/7. The business community and the public have commented to us on how beneficial it is that the County Board supports investing in good land records, and that being able to access our land records on the Web, has saved them time and money in their land related activities.

**On a personal note:** *This will be my last annual report to the County Board, as I will be retiring from the County in May. I am thankful for the opportunity to have worked for Oneida County since 1986, and very much appreciate the support that I received from the Land Records Committee and County Board over the years. I have been blessed with very good employees and other department heads, which greatly contributed to the very successful Land Information Program that we built together for Oneida County.*

*I was hired in August of 1986 as part time County Surveyor, working one day a week in a closet on the first floor, which is now part of the LRES office. In 1988, I was hired full time under Planning and Zoning, and in 1990 the Land Information Office was created as a separate department. In 1990 Gov Tommy Thompson signed the Wis Land Information Program legislative funding bill to allow Register of Deeds to collect fees that must be used toward land records modernization. Oneida County has benefited greatly by having these monies available to build the system, as it was then and continues to be, expensive to create and maintain. The investment in good land records has served Oneida County and its landowners very well and will continue for many years to come. On the last page of this report are highlights of the advances in land records that have happened over the years, which you and your predecessors can be proud of supporting.*

*Upon hearing that I am retiring, people have asked "What is the county going to do without you"; and I quickly point out to them that Oneida County was here literally 100 years (1887) before Mike Romportl and I'm sure it will be here at least 100 years after. It is due to the excellent staff that I had to work with in years past, and the ones that I am leaving behind, that built a solid land records foundation, and they will keep the land records programs going with the continued support from the County Board.*

*Again – Thank you for the opportunity to serve Oneida County.*

*Until we meet again, most of the time I'll be within 100' of 43708252020; and,*

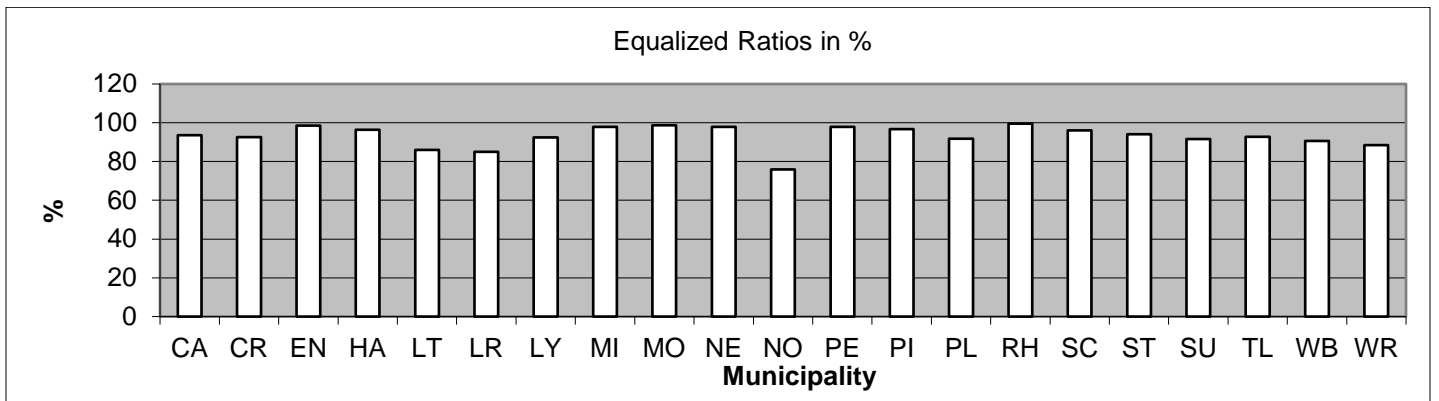
*per MJR "Wishing the County continued success with the Land Information Program."*

See tables on the next pages.

**2021 REAL PROPERTY LISTING SUMMARY**

Municipality	Abrev	Equalized Ratios in %	Total Real Estate Bills	Total Real Estate Parcels	Equalized Value	Personal Property Bills	Net Real Estate Tax	Net Personal Prop Tax
Cassian	CA	93.58	2525	2876	274,206,500	35	3,107,796.96	8,715.81
Crescent	CR	92.63	1970	2134	284,751,400	48	3,470,580.68	7,496.35
Enterprise	EN	98.61	853	1425	99,256,900	38	856,472.78	11,681.87
Hazelhurst	HA	96.31	2201	2362	404,738,600	59	2,846,175.20	14,482.03
Lk Tomahawk	LT	86.06	1686	2260	259,162,400	55	2,250,630.30	6,134.15
Little Rice	LR	85.02	954	1790	87,319,000	95	817,843.95	19,676.45
Lynne	LY	92.35	514	1493	38,215,700	20	511,476.98	6,564.30
Minocqua	MI	97.95	9597	10672	1,892,683,500	500	15,553,488.78	138,189.79
Monico	MO	98.73	1232	1281	28,814,600	15	245,447.97	370.52
Newbold	NE	97.82	3662	4623	547,271,000	77	6,053,016.60	8,863.79
Nokomis	NO	75.95	1977	2266	301,801,300	34	2,729,998.27	2,652.09
Pelican	PE	97.85	2957	3160	316,776,700	126	3,539,632.42	38,890.74
Piehl	PI	96.65	611	714	17,468,700	12	130,141.75	1,567.89
Pine Lake	PL	91.75	2471	2609	333,575,500	55	4,211,972.05	10,784.09
Rhinelander	RH	99.57	3567	4030	588,747,800	452	11,544,009.01	619,915.69
Schoepke	SC	96.03	1368	1469	130,874,600	95	1,132,924.95	2,617.91
Stella	ST	94.02	1103	1168	85,732,600	49	981,945.48	10,502.41
Sugar Camp	SU	91.52	2973	3459	443,778,700	72	3,614,193.92	12,577
Three Lakes	TL	92.78	5426	6134	1,059,569,700	167	10,235,576.58	76,841.78
Woodboro	WB	90.65	1236	1599	193,438,600	18	2,170,883.38	1,926.25
Woodruff	WR	88.47	2553	3135	409,290,100	192	4,907,708.85	91,038.60
<b>Total</b>			<b>51436</b>	<b>60659</b>	<b>7,797,473,900</b>	<b>2214</b>	<b>80,911,916.86</b>	<b>1,091,489.51</b>

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



**2017 - 2021 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	6452	n/a	170/49	11	70	172	311
2018	138	7	4314	6567	n/a	201/81	12	157	170	267
2019	119	6	4280	6852	n/a	225/224	23	97	132	255
2020	144	11	4580	7813	572	277/184	33	79	108	230
2021	154	14	5256	10,349	775	407/30	9	51	54	286

## *Oneida County Land Information System Overview of projects since Wis Land Information Program*

Below is a brief outline of significant modernization efforts that Oneida County achieved since the beginning of the Wisconsin Land Information Program in 1989. While not mentioned below, each year ongoing maintenance of data bases and related maps have been taking place.

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 an Internet site to access our survey and other static maps, acquired color digital orthophotograph, 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 a LiDAR contract
2013	Began LIDAR project which was the first high accuracy elevation survey for the county, also ROD migration to new system
2014	AIS mapping; Completed Lidar project, ROD redaction project completed
2015	GIS Server and ArcGIS upgrades, new color digital photography, new mapping apps, completed ROD document scanning back to 1887
2016	186 PLSS corners were remonumented and/or geodetically positioned, Assisted with 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 a 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	Acquire new countywide digital imagery, ROD implemented WCI, a new document management system, selected vendor for a new Real Property – Tax Application system; highway sign inventory
2020	Implement the new Real Property – Tax Application system, updated the planimetric mapping from 2019 imagery and impervious surfaces, assisted with COVID response plan and mapping application.
2021	Updated GIS servers and ArcSDE environment, update GIS environment for Sheriff's Department NewWorld CAD application