

2000 ANNUAL REPORT OF THE DEPARTMENT OF LAND MANAGEMENT

This report summarizes the activities of the Pierce County Department of Land Management during 2000.

Department Staffing

The Department had five personnel changes during the year 2000. The following positions were filled: Department Administrator, Zoning Specialist, Zoning Secretary, County Surveyor, and Surveyor Technician. The Department of Land Management is now fully staffed.

Planning

The Land Management Department concentrated its 2000 planning efforts on the following: industrial and light industrial district language amendments, updating the animal waste ordinance, a communication tower model ordinance, language relating to nonconforming and on-site signage, and nonconforming structures located within the St. Croix Riverway District. Additional time was spent working with Ellsworth, Gilman, Martell and Hartland townships discussing planning issues and identifying potential map amendments. Staff also closely followed developments in the Smart Growth legislation, the requirements of which the County must meet by 2010. Planning staff also issued 167 new addresses in 2000 as compared to 192 in 1999.

The Department of Land Management continued to provide Geographic Information System (GIS) support to the following county departments: Cooperative Extension, County Clerk, County Forester, Land Conservation, Public Health, and the Sheriff's Department. The Department sold or exchanged data with Short Elliott Hendrickson, BRW, Koch Refining, Anderson-Johnson, Glidden Paints, Minneapolis Star Tribune, Applied Population Laboratory UW Madison, and Geographic Data Technology. Staff also prepared the Wisconsin Land Information Board 1999 Grant Application and completed the Wisconsin Land Information Board County Survey.

Specific Department of Land Management 2000 GIS tasks and projects:

- Installed ArcExplorer and ArcView in the Sheriff's Department
- Installed ArcInfo 8.0
- Edited and entered UAN updates into county database
- Provided staff support for Land Management Committee
- Revised town zoning maps
- Plum Creek dam breach study
- Cady Creek watershed analysis
- Coordinated geocoded road centerline project
- Coordinated parcel update

- Update county GIS database
- Updated town zoning maps and entered revisions on Land Management computers
- City of Prescott Extraterritorial Zoning District

The County Surveyor function, which was previously provided on a contractual basis, is now handled in-house. Activities included purchasing necessary equipment and developing a workplan for referencing and reestablishing county monuments.

Zoning

The Land Management Department is responsible for the collection of fees for permits and other related activities. Fees totaling \$272,930 were collected in 2000 (see Table 1). Revenues collected by the Zoning Division totaled \$120,576 (this includes zoning permits, sanitary permits, and land record fees) which comprises 77% of the Division's yearly expenses. The Department continues to work on automating the land use permitting process as well as utilizing GIS to streamline the permit approval process.

One hundred and fifty five new dwelling permits were issued in 2000, resulting in a 22 percent decrease in permit activity over the previous year (see Table 2). A total of 328 land use permits were issued for additions, accessory structures, businesses, and various other uses in the unincorporated portion of Pierce County. Townships with the largest number of issued permits were Trimble (75), and Clifton (53), Trenton (53). Less than 10 percent of issued land use permits were reviewed and field checked by department staff for compliance.

A total of 279 sanitary permits were issued in 2000 for new or replacement septic systems (see Table 3). Department staff issued orders for replacement of 15 sanitary systems found in noncompliance during 2000. Table 4 summarizes zoning and sanitary permit activity over the past five years.

The Department continued to participate in the Wisconsin Fund Grant program in 2000. The program provides financial assistance to homeowners for replacement of failing sewage systems. Six applicants in 1999 qualified for a total request of \$36,562 in funds for distribution in the year 2000, this was a 118 percent increase in fund requests from the previous year. The Department of Commerce awarded only one applicant funds in the amount of \$3,087 for distribution in 2000.

Land management staff approved 84 certified survey maps and 64 lots in 7 plats for parcels of less than 15 acres. Lot approvals decreased 16 percent in 2000.

The Land Management Department processed 23 documented complaints and worked with the Corporation Counsel's office to obtain compliance on these and other noncompliance issues. No zoning violation citations were issued in 2000. Zoning staff worked in conjunction with the solid waste and public health departments on several complaints.

Two (2) Farmland Preservation agreements were processed by the Department in 2000 and approved by the Pierce County Board of Supervisors.

Staff continues to work with and amend the county ordinances and implement the rules and policies of the county land management plan. These tools guide and direct development throughout Pierce County with the exception of River Falls Township.

Table 1: Department Fees Collected

Fee	1999	2000
Land use permits	\$73,379.00	63,955.90
CSM reviews	\$1,475.00	2,000.00
CSM Surveyor's fund	\$2,800.00	4,130.00
Parkland dedication fee	\$57,360.00	118,911.00
Public hearings	\$7,875.00	5,284.00
Sanitary fund	\$58,125.00	53,900.00
Sanitary permits to State	\$21,975.00	21,000.00
Land records modern	\$3,457.30	2,719.82
Postage	\$35.49	20.07
Copies	\$1,180.06	1,009.44
Total	\$227,661.85	272,930.23

Table 2: Land Use Permit Applications – 2000

Township	Const. Value	Dwelling	Add/Dw	Utility	Add/Util	Garage	Mobile	Busin.	Misc.*	Totals
Clifton	\$5,183,485	24	3	16	0	7	0	2	1	53
Diamond Bluff	\$968,073	4	5	6	0	3	1	1	0	20
Ellsworth	\$1,769,750	12	4	4	2	3	1	1	1	28
El Paso	\$1,548,774	10	5	12	1	3	2	1	1	35
Gilman	\$1,344,540	10	3	9	0	1	1	1	1	26
Hartland	\$783,735	7	5	4	2	2	2	0	1	23
Isabelle	\$577,900	2	1	1	0	1	0	1	1	7
Maiden Rock	\$514,627	3	3	2	0	3	0	0	1	12
Martell	\$2,417,797	12	12	13	1	3	1	1	0	43
Oak Grove	\$5,145,095	26	3	6	0	4	0	0	2	41
Rock Elm	\$348,279	1	4	7	0	2	1	0	0	15
Salem	\$781,150	2	4	7	0	4	0	1	0	18
Spring Lake	\$720,900	4	5	6	0	0	0	1	1	17
Trenton	\$1,861,242	11	14	12	1	10	0	1	4	53
Trimbelle	\$4,396,947	22	9	23	3	5	3	4	6	75
Union	\$714,000	5	3	8	0	0	1	0	0	17
Totals	\$29,076,294	155	83	136	10	51	13	15	20	483

Miscellaneous permits

- (13) Sign
- (1) Observation deck
- (4) Home based operation
- (1) Mining
- (1) Porch alteration

Table 3: Sanitary System Installations - 2000

Township	Conv.		Mound		IGP		At-Grade		H. Tank		Privy	Reconn.	Totals
	N	R	N	R	N	R	N	R	N	R			
Clifton	11	3	13	2									29
Diamond Bluff	2	3		2				1	1			1	10
Ellsworth	1	2	14	4				1		1			23
El Paso	1		10	1			1	1					14
Gilman	1		7	4			1	1					14
Hartland	3	1	1	1				1				1	8
Isabelle	3	2											5
Maiden rock			2	2			1						5
Martell		2	13	2			1		2			3	23
Oak Grove	4	4	20	1			1						30
River Falls	11	12	9	5			1	1				1	40
Rock Elm			2	3									5
Salem			2	4					1		1		8
Spring Lake		2	4	1									7
Trenton	11	4	1	1								1	18
Trimbelle	6	1	18	5			1					1	32
Union		1	3	1			1					1	7
City of Prescott													
Vill. Of S.V.			1										1
Totals	54	37	120	39			8	6	4	1	1	9	279

Miscellaneous permits:

- (1) Terra Lift (Gilman)
- (1) Wetland (Martell)

Table 4: Five-Year Summary of Permit Activity

Permit	1996	1997	1998	1999	2000
Zoning permits	419	472	540	578	483
Sanitary Permits	255	248	250	292	279
Totals	674	720	790	870	762