

2001 ANNUAL REPORT OF THE DEPARTMENT OF LAND MANAGEMENT

This report summarizes the activities of the Pierce County Department of Land Management during 2001.

Department Staffing

The Department had no personnel changes during 2001.

Planning

The Land Management Department concentrated its 2001 planning efforts on the following: communication tower and wind electrical generation tower amendments, updating the animal waste ordinance, nonconforming structures located within the St. Croix Riverway District, and work on the cluster development ordinance. Additional time was spent working with Ellsworth, Gilman, Martell and Hartland townships discussing planning issues and identifying potential rezoning strategies. Staff also closely followed developments in the Smart Growth legislation, the requirements of which the County must meet by 2010. Planning staff also issued 174 new addresses in 2001 as compared to 167 new addresses in 2000.

The Department of Land Management continued to provide Geographic Information System (GIS) support to the following county departments: Administration, County Clerk, County Forester, Land Conservation, Public Health, Treasurers, Emergency Management, and the Sheriff's Department. The Department sold or exchanged data with Short Elliott Hendrickson, Ecel Energy, Applied Population Laboratory UW Madison, Geographic Data Technology, the City of River Falls, and the City of Prescott. Staff also prepared the Wisconsin Land Information Board 2001 Grant Application and completed the Wisconsin Land Information Board County Survey.

Specific Department of Land Management 2001 GIS tasks and projects:

- Developed GIS aspect of the Pierce County Redistricting Plan
- Installed ArcInfo 8.2.1
- Edited and entered UAN updates through December 2001 into county database
- Entered 1998 NAPP photos into county database
- Provided ArcExplorer training and support to Sheriff's Department
- Coordinated parcel update
- Installed ArcExplorer and county data on local ambulance service computers
- Revised town zoning maps
- Provided staff support for Land Management Committee
- Assisted County Surveyor in remonumentation project

Surveying

The County Surveyor, a function that prior to this year was conducted on a contractual basis, accomplished the following tasks:

41 corner positions were dug with assistance from the Highway Department (17 Ellsworth Township, 20 Martell Township, and 4 other). Of these, 2 digs were conducted for free, and 39 were completed for a fee. Of the digs completed for a fee, 9 were dug in gravel and 30 in blacktop. The total cost of digging was \$19,267 or an average cost of \$494 per dig.

70 monuments were placed at locations that had no previous county monument. 11 monuments were placed at locations where a previously placed county monument was either missing or badly damaged. 15 existing monuments were rewitnessed and positions were determined and verified for approximately 240 county corners.

Zoning

The Land Management Department is responsible for the collection of fees for permits and other related activities. Fees totaling \$226,407 were collected in 2001 (see Table 1). Revenues collected by the Zoning Division totaled \$147,526 (this includes zoning permits, sanitary permits, and land record fees) which comprises 82.5% 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 ninety six new dwelling permits were issued in 2001, resulting in a 26 percent increase in permit activity over the previous year (see Table 2). A total of 339 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 Trenton (67), Clifton (65), and Oak Grove (57). Less than 10 percent of issued land use permits were reviewed and field checked by department staff for compliance.

A total of 250 sanitary permits were issued in 2001 for new or replacement septic systems (see Table 3). Department staff issued orders for replacement of 21 sanitary systems found in noncompliance during 2001. 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 2001. The program provides financial assistance to homeowners for replacement of failing sewage systems. Eight applicants were awarded a total of \$29,091 in 2001.

Land management staff approved 80 certified survey maps with 130 lots/outlots and 4 plats with 26 lots, for a total of 156 lots/outlots created.

The Land Management Department processed 46 documented complaints and worked with the Corporation Counsel's office to obtain compliance on these and other noncompliance issues. Three (3) zoning violation citations were issued in 2001. Zoning staff worked in conjunction with the solid waste and public health departments on several complaints.

No Farmland Preservation agreements were processed by the Department in 2001.

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	2000	2001
Land use permits	\$63,955.90	\$80,551.70
CSM reviews	2,000.00	3,245.00
CSM Surveyor's fund	4,130.00	4,055.00
Parkland dedication fee	118,911.00	38,840.00
Public hearings	5,284.00	9,925.00
Sanitary fund	53,900.00	58,250.00
Sanitary permits to State	21,000.00	18,750.00
Land records modern	2,719.82	8,724.56
Postage	20.07	7.85
Copies	1,009.44	1,061.18
GIS Revenue		2,996.66
Total	272,930.23	\$226,406.95

Table 2: Land Use Permit Applications – 2001

Township	Const. Value	Dwelling	Add/Dw	Utility	Add/Util	Garage	Mobile	Busin.	Misc.*	Totals
Clifton	7,826,391	33	12	11	1	6	-	1	1	65
Diamond Bluff	1,253,950	7	4	4	-	-	-	-	-	15
Ellsworth	2,216,925	11	5	16	1	6	-	1	5	45
El Paso	796,000	5	5	6	1	1	-	-	-	18
Gilman	2,009,030	19	5	7	-	2	-	-	2	35
Hartland	1,075,134	11	2	7	2	2	-	-	3	27
Isabelle	192,480	2	11	4	-	-	-	1	2	20
Maiden Rock	1,679,718	8	3	7	-	2	-	-	7	27
Martell	3,182,800	17	6	11	-	2	-	-	2	38
Oak Grove	7,998,780	34	9	8	-	3	-	-	3	57
Rock Elm	414,000	4	2	4	-	2	-	-	-	12
Salem	682,680	2	7	4	-	1	-	-	2	16
Spring Lake	1,292,760	10	8	6	-	1	-	-	3	28
Trenton	2,793,655	18	17	8	-	10	-	1	13	67
Trimbelle	1,740,228	11	9	14	-	10	-	-	5	49
Union	728,934	4	4	3	-	1	-	-	4	16
Totals	\$35,883,465	196	109	120	5	49	-	4	52	535

Miscellaneous permits

- (11) Sign
- (4) Home based operation
- (41) Non-Metallic Mining
- (12) Porch alteration

Table 3: Sanitary System Installations – 2001

Township	Conv.		Mound		IGP		At-Grade		Hold-Tank		Non-IGP		Repair	Privy	Totals
	N	R	N	R	N	R	N	R	N	R	N	R			
Clifton	4		12		11						8	2			37
Diamond Bluff			2				3				3	1			9
Ellsworth			4	3				1			2				10
El Paso			3				2								5
Gilman			15	4					2						21
Hartland			5	1							3	1			10
Isabelle												1			1
Maiden rock			5	1			2	1			1	1			11
Martell			12	1				1	1	1	1				17
Oak Grove			25	4			3				3				35
River Falls	2	1	6	7				1			1	5			23
Rock Elm			2	3	1										6
Salem			2		1		2	1			1	1			8
Spring Lake			4												4
Trenton		3	1	2			2			1	6	11	1		27
Trimbelle			8	3				2			2	2			17
Union			3	2			2			1	1				9
City of Prescott															0
Vill. Of S.V.															0
Totals	6	4	109	31	13	0	16	7	3	3	32	25	1	0	250

Table 4: Five-Year Summary of Permit Activity

Permit	1997	1998	1999	2000	2001
Zoning permits	472	540	578	483	535
Sanitary Permits – State	248	250	292	279	250
Sanitary Permits - County					26
Totals	720	790	870	762	811

County permits consist of: Privy, Renewal, Reconnect, Terra-Lift or System Repair