

2002 ANNUAL REPORT OF THE DEPARTMENT OF LAND MANAGEMENT

Department Staffing

The Department had no personnel changes during 2002.

Planning

The Land Management Department concentrated its 2002 planning efforts on the following: nonconforming structures located within the St. Croix Riverway District, the establishment of a rural center zoning district, and changes to the manure storage ordinance. Additional time was spent working with the Towns of Oak Grove, Ellsworth, Gilman, Martell, Maiden Rock, and Salem. Staff also followed developments in the Smart Growth legislation, the requirements of which the County must meet by 2010. Planning staff also issued 216 new addresses in 2002 as compared to 174 new addresses in 2001.

The Department of Land Management continued to provide Geographic Information System (GIS) support to the following county departments: Administration, County Clerk, County Forester, Fair Office, Land Conservation, Public Health, Treasurers, Emergency Management, and the Sheriff's Department. The Department sold or exchanged data with Short Elliott Hendrickson, Xcel Energy, Star Tribune, Cedar Corp., Loucks and Associates, the National Park Service, the City of River Falls, and the City of Prescott. Staff also prepared the Wisconsin Land Information Board 2002 Grant Application and completed the Wisconsin Land Information Board County Survey.

Specific Department of Land Management 2002 GIS tasks and projects:

- Supervised the Sheriff's Department intern regarding GIS tasks
- Assisted the Town of Martell with its GIS project
- Edited and entered UAN updates
- Completed the UAN Guide
- Coordinated the development of the county web site
- Revised town zoning maps
- Assisted the Town of Salem with the rezoning project
- Coordinated parcel updates
- Provided staff support for Land Management Committee
- Assisted County Surveyor in remonumentation project
- Coordinated the COGO project for the Town of Ellsworth

Surveying

The remonumentation of Martell and Hartland Townships was completed and work was well underway in Isabelle Township. The Ellsworth and Martell Township maps were published and many of the monument records are typed and filed. The backlog of known maintenance needs was attended to and many requests for information from citizens and surveyors were responded to.

Other accomplishments are as follows:

- 25 corner positions were excavated with county equipment at a cost of \$14,590 or \$584 per hole for digging and patching.
- 83 monuments were placed at locations that had no previous county monument.
- 7 unreported county monuments were found, maintained, witnessed and reported.
- 23 existing county monuments were maintained/rewitnessed.
- County coordinates were determined for approximately 190 corner monuments.

The above work was done primarily in Martell, Hartland and Isabelle Townships, which were scheduled for remonumentation. In addition, about 50 positions were maintained throughout the county largely as a result of county and town roadwork but including a few reports of missing monuments from surveyors.

Zoning

The Land Management Department is responsible for the collection of fees for permits and other related activities. Fees totaling \$325,861 were collected in 2002 (see Table 1). Revenues collected by the Zoning Division totaled \$166,037 (this includes zoning permits, sanitary permits, and land record fees) which comprises 82% 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.

Two hundred ten (210) new dwelling permits were issued in 2002, resulting in a 7 percent increase in permit activity over the previous year (see Table 2). A total of 277 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 total number of issued permits were Oak Grove (66), Trimbelle (56), and Clifton (51). Less than 10 percent of issued land use permits were reviewed and field checked by department staff for compliance.

A total of 270 sanitary permits were issued in 2002 for new or replacement septic systems (see Table 3). Department staff issued orders for replacement of 17 sanitary systems found in noncompliance during 2002. 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 2002. The program provides financial assistance to homeowners for replacement of failing sewage systems. Nine applicants were awarded a total of \$29,696 in 2002.

The Department approved 72 certified survey maps with 102 lots/outlots and 5 plats with 27 lots, for a total of 129 lots/outlots created.

Applications for 35 non-metallic mines were processed. A total of \$7,748 in permit fees were collected. Global position system (GPS) mapping of the 35 mines is nearly complete.

The Land Management Department processed 41 documented complaints and worked with the Corporation Counsel's office to obtain compliance on these and other noncompliance issues. Due to a large number of odor complaints in the town of Rock Elm, a door to door survey was made of the 21 properties in the area. Enforcement action was taken on 6 of the properties. Two properties are still under investigation. Twenty-one (21) zoning violation citations were issued in 2001. Zoning staff worked in conjunction with the solid waste and public health departments on several complaints.

Two Farmland Preservation agreements and one relinquishment request were processed by the Department in 2002.

Table 1: Department Fees Collected

Fee	2001	2002
Land use permits	\$80,551.70	91,004.10
CSM reviews	3,245.00	12,855.00
CSM Surveyor's fund	4,055.00	4,540.00
Parkland dedication fee	38,840.00	103,990.00
Public hearings	9,925.00	9,100.00
Sanitary fund	58,250.00	65,200.00
Sanitary permits to State	18,750.00	20,250.00
Land records modern	8,724.56	9,833.45
Postage	7.85	8.44
Copies	1,061.18	1,127.87
GIS Revenue	2,996.66	7,952.78
Total	\$226,406.95	325,861.64

Table 2: Land Use Permit Applications – 2002

Township	New Home Const. Value	Dwelling	Add/Dw	Utility	Add/Util	Garage	Mobile	Busin.	Misc.*	Totals
Clifton	7,444,828	34	6	4	1	6	0	0		51
Diamond Bluff	892,200	7	4	2	1	0	0	0		14
Ellsworth	866,500	7	11	8	4	2	0	3		35
El Paso	805,300	6	3	5	2	1	0	1		18
Gilman	2,050,300	18	7	13	2	2	0	3		45
Hartland	1,799,397	15	2	3	5	0	0	0		25
Isabelle	125,500	2	1	2	1	2	0	1		9
Maiden Rock	1,515,800	7	4	3	0	0	0	2		16
Martell	2,888,870	12	3	13	5	3	0	3		39
Oak Grove	11,551,916	42	5	8	4	1	0	6		66
Rock Elm	255,000	2	5	6	1	1	0	0		15
Salem	842,000	4	4	4	1	1	0	1		15
Spring Lake	813,060	7	3	6	1	0	0	1		18
Trenton	3,212,372	21	6	6	8	0	0	4	1	46
Trimbelle	2,908,455	20	12	14	5	2	0	3		56
Union	563,000	6	4	6	2	1	0	0		19
Totals	38,534,498	210	80	103	43	22	0	28	1	487

Miscellaneous permits

- (6) Signs
- (19) Home based operations
- (35) Non-Metallic Mining (\$7,748.20)
- (1) Church Addition (\$70,800.00)
- (1) Airplane Hanger

Table 3: Sanitary System Installations – 2002

Township	Mound		IGP		At-Grade		Hold-Tank		Non-IGP		Repair	Total
	N	R	N	R	N	R	N	R	N	R		
Clifton	14				9	1	1		11	1		37
Diamond Bluff		1							3	1		5
Ellsworth	7	4										11
El Paso	5	4				1						10
Gilman	10	2										12
Hartland	5				1				4	1		11
Isabelle	1								1	1		3
Maiden rock	4	3			2	1	1	1	1			13
Martell	13	3							1			17
Oak Grove	36	2			3				5	1		47
River Falls	7	4	1		2			1	8	4	1	28
Rock Elm	2	1				1		1				5
Salem	2	1			1					1		5
Spring Lake	5	2						3				10
Trenton	2				3				13	4		22
Trimbelle	13	1	1		2		1	2	3	3		26
Union	1	1			2	1		1				6
Vill. Of B.City										2		2
Vill. Of M.Rock											1	1
Totals	127	29	2	0	25	5	3	9	50	19	2	271

*Minus one void permit returned to State to amend yearly total to **270 permits for 2002.**

Table 4: Five-Year Summary of Permit Activity

Permit	1998	1999	2000	2001	2002
Zoning permits	540	578	483	535	487
Sanitary Permits – State	250	292	279	250	270
Sanitary Permits - County				26	52
Totals	790	870	762	811	809

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