

2003 ANNUAL REPORT OF THE DEPARTMENT OF LAND MANAGEMENT

Department Staffing

The Department had no personnel changes during 2003.

Planning

The Land Management Department concentrated its planning efforts on revisions to the County Sanitary Ordinance, amendments to the portion of the zoning code relating to nonconforming structures and conditional use permits, temporary uses, and the development of the Pierce County Bicycle Plan and Outdoor Recreation Plan. Staff also provided assistance to the Towns of Oak Grove, Ellsworth, Gilman, Maiden Rock, Trimble, and Salem. Staff also followed developments in the Smart Growth legislation, the requirements of which the County must meet by 2010.

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, Cooperative Extension, Land Conservation, Public Health, Treasurers, Emergency Management, and the Sheriff's Department. The Department sold or exchanged data with Hudson Map, SEH, The Wetlands Initiative, Town of Martell, Hudson Map, Bonestroo, Natural Resources, the City of River Falls, and the City of Prescott. Staff also prepared the Wisconsin Land Information Board 2003 Grant Application and completed the Wisconsin Land Information Board County Survey.

Specific Department of Land Management 2003 GIS tasks and projects:

- Provided EMS and address maps to various service providers
- Assisted the Town of Martell with its GIS project
- Edited and entered UAN updates
- Supervised the geocoding of street centerlines in the cities and villages
- Coordinated the development of the county web site
- Revised town zoning maps
- Assisted the Town of Ellsworth 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 Martell

Surveying

The remonumentation of Isabelle and Gilman Townships was completed and work was well underway in El Paso Township. The Hartland, Isabelle and Gilman Township maps were published and many of

the monument records are typed and filed. Many requests for information from citizens, public officials, fellow employees and surveyors were responded to.

Other accomplishments are as follows:

- 18 corner positions were excavated with county equipment at a cost of \$11,491 or \$676 per hole for digging and patching 17 of these.
- 58 monuments were placed at locations that had no previous county monument.
- 4 unreported county monuments were found, maintained, witnessed and reported.
- More than 100 existing county monuments were maintained/re-witnessed largely as a result of county/town/state roadwork but including several reports of missing or disturbed monuments from surveyors.
- 84 CSMs with 136 lots were reviewed.

Zoning

The Land Management Department is responsible for the collection of fees for permits and other related activities. Fees totaling \$344,868 were collected in 2003 (see Table 1). Revenues collected by the Zoning Division totaled \$156,920 (this includes zoning permits, sanitary permits, and land record fees) which comprises 81% of the Division's yearly expenses. A total of \$12,576 in permit fees were collected through the Non-metallic Mining Reclamation program. The Department continues to work on automating the land use permitting process as well as utilizing GIS to streamline the permit approval process having land information available on the Internet and the Access database system for compliance and other notification business.

One hundred eighty (180) new dwelling permits were issued in 2003. A total of 350 land use permits were issued for additions, accessory structures, businesses, and various other uses in the unincorporated portion of Pierce County. Towns with the largest total number of new dwelling permits issued were Clifton (34), Oak Grove (27), and Trimble (17). Less than 10 percent of issued land use permits were reviewed and field checked by department staff for compliance.

A total of 278 sanitary permits were issued in 2003 for new or replacement septic systems (see Table 3). Department staff issued orders for replacement of 11 sanitary systems found to be in noncompliance during 2003. 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 2003. The program provides financial assistance to homeowners for replacement of failing sewage systems. Nine (9) of twelve (12) applicants were successful and were awarded a total of \$24,577 in 2003.

The Department approved 76 certified survey maps with 105 lots/outlots and 4 plats with 158 lots, for a total of 263 lots/outlots created.

The Land Management Department processed twenty-five documented complaints and worked with the Corporation Counsel's office to obtain compliance with County Code. Nine (9) zoning violation citations were issued in 2003. Staff worked in cooperation with the Solid Waste and Public Health Departments on several complaints.

Thirty-five public hearings were held for a total of \$10,500. A total of 19 rezone requests were approved and forwarded to the County Board of Supervisors. The majority of rezone requests were to

increase allowable residential density, although several requests were to “downzone” from a residential district to an agricultural district.

Three amendments were processed for Pierce County Ordinances including: allowing the expansion of a Nonconforming Structure through the Conditional Use Permitting process, clarifying Temporary Uses, a Comprehensive zoning map amendment for Town of Ellsworth, as well as reviewing three (3) proposed Town of River Falls zoning amendments, including an ordinance relating to Large Scale Retail Development, Zoning Code 2003-2, and Erosion Control. Two Farmland Preservation agreements were processed by the Department in 2003.

Table 1: Department Fees Collected

Fee	2002	2003
Land use permits	91,004.10	90,233.73
CSM reviews	12,855.00	5,590.00
CSM Surveyor’s fund	4,540.00	4,410.00
Parkland dedication fee	103,990.00	138,795.00
Public hearings	9,100.00	10,200.00
Sanitary fund	65,200.00	58,900.00
Sanitary permits to State	20,250.00	19,200.00
Land records modern	9,833.45	7,786.24
Postage	8.44	8.89
Copies	1,127.87	1,913.95
GIS Revenue	7,952.78	7,830.56
Total	\$325,861.64	\$344,868.37

Table 2: Land Use Permit Applications – 2003

Township	New Home Const. Value	Dwelli ng	Add/Dw	Utility	Add/Util	Garage	Mobile	Busin.	Misc.*	Totals
Clifton	9,519,338	34	15	12	2	13	0	1	3	80
Diamond Bluff	190,000	2	0	2	0	3	0	0	0	7
Ellsworth	1,352,300	8	10	10	0	4	0	0	2	34
El Paso	673,700	5	3	6	2	3	0	0	1	20
Gilman	1,962,857	15	9	12	1	3	0	0	2	42
Hartland	1,344,000	9	7	9	0	4	0	0	1	30
Isabelle	214,000	5	1	3	1	1	0	1	2	14
Maiden Rock	1,316,282	11	5	3	0	0	0	0	0	19
Martell	1,460,650	9	7	10	2	8	0	0	0	36
Oak Grove	6,676,700	27	18	9	0	9	0	1	2	66
Rock Elm	809,000	7	3	6	0	4	0	0	1	21
Salem	469,940	3	5	6	0	4	0	0	0	18
Spring Lake	773,548	7	8	6	0	2	0	0	0	23
Trenton	1,929,000	15	9	16	4	7	0	0	3	54
Trimbelle	2,382,000	17	11	10	0	2	0	0	2	42
Union	502,400	6	7	6	2	3	0	0	0	24
Totals	\$31,575,715	180	118	126	14	70	0	3	19	530

One LUP card voided and replaced for 2003.

Miscellaneous permits:

- (5) Signs
- (3) Home based operations
- (14) Non-Metallic Mining

Table 3: Sanitary System Installations – 2003

Township	Mound		IGP		At-Grade		Hold-Tank		Non-IGP		Repair		Aero-Pre Treatments		Total
	N	R	N	R	N	R	N	R	N	R	N	R	N	R	
Clifton	17	4	0	0	3	0	0	1	17	6	0	0	0	0	48
Diamond Bluff	0	0	0	0	0	0	0	0	1	2	0	0	0	0	4
Ellsworth	9	4	0	0	2	1	0	0	4	3	0	0	1	0	24
El Paso	2	1	0	0	0	0	0	1	2	0	0	0	0	0	6
Gilman	18	2	0	0	0	1	0	0	0	0	0	0	1	0	22
Hartland	0	0	0	0	2	1	0	0	3	2	0	0	0	0	8
Isabelle	2	0	0	0	0	0	0	0	0	5	0	0	0	0	7
Maiden Rock	1	2	0	0	4	0	2	1	1	0	0	0	0	0	11
Martell	5	2	0	1	1	0	0	0	0	0	0	0	0	0	9
Oak Grove	20	2	0	0	1	0	0	1	6	0	0	0	0	0	30
River Falls	6	2	0	0	1	0	0	1	8	4	0	0	0	0	22
Rock Elm	4	5	0	0	0	0	0	0	0	0	0	0	0	0	9
Salem	1	1	0	0	1	0	0	0	0	4	0	0	0	0	7
Spring Lake	7	0	0	0	0	0	1	1	0	0	0	0	0	0	9
Trenton	2	0	0	0	2	0	0	1	8	3	0	0	0	0	16
Trimbelle	10	4	0	0	1	0	0	0	0	0	0	0	1	0	16
Union	1	2	0	0	1	2	0	0	1	0	0	0	0	0	7
Village of S.V.	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Totals	106	31	0	1	19	5	3	7	51	30	0	0	3	0	256

(One sanitary permit card voided and replaced for 2003.)

The above table reflects **256 State permits issued.**

Additionally, there were **22 County permits issued** for 2 privys, 10 reconnects, 4 system repairs, and 6 transfers.

County permits consist of privy, renewal, reconnect, terra-lift, or system repair.

Total permits issued for 2003: 278 Sanitary Permits.

Table 4: Five-Year Summary of Permit Activity

Permit	1999	2000	2001	2002	2003
Zoning permits	578	483	535	487	530
Sanitary Permits – State	292	279	250	270	256
Sanitary Permits - County			26	52	22
Totals	870	762	811	809	808