



PIERCE COUNTY WISCONSIN

DEPARTMENT OF LAND MANAGEMENT & RECORDS

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2006 ANNUAL REPORT

DEPARTMENT OF LAND MANAGEMENT & RECORDS

Mission Statement

To promote a higher quality of life for current and future residents of Pierce County through the exercise of sound planning and zoning by administering and enforcing county land use plans, the zoning and subdivision code and other development regulations in a fair, efficient, effective and professional manner.

Department Staffing

The Department of Land Management experienced one personnel change during 2006. In February 2006, Shari Hartung filled the Zoning Secretary position vacated by Cindy Miller. Ms. Hartung was previously employed in the Clerk of Court's Office for Pierce County.

Department Policies, Plans & Activities

Several ordinance and policy changes were implemented or considered in 2006. These included: the repeal and recreation of the St. Croix Riverway Ordinance, amendments to Ch 237-6 Subdivision of Land Ordinance to clarify applicability to the creation of non-buildable lots in the land division process, and began revision of existing manure storage regulation to make it consistent with Ch. ATCP 51 Livestock Facility Siting Law by collaborating with the Land Conservation Department and Committee. Additionally, a number of amendments to the Town of River Falls Zoning Ordinance were reviewed, approved, and forwarded to the County Board for consideration. The Land Management Committee created and adopted methodology for Departmental Policy regarding agenda items deferred after a Public Hearing, updated and re-adopted a policy regarding the granting of Rule Exceptions to requirement that an erosion control plan be completed for Major Certified Survey Maps (CSMs) and Plats, and identified a focus area for which detailed analysis will be done as part of the ongoing ground water study being completed by U.S. Geological Survey. Also, the Land Management Committee accepted Phase I of the Smart Growth Planning effort completed by Rudd and Associates. A Request for Proposals to conduct Phase II of Comprehensive Planning Effort – Community Attitudes Survey was distributed and a proposal selected by the Land Management Committee. Rudd and Associates developed and distributed the survey in late 2006, with compilation completion expected early in 2007. Our fee schedule, new brochures, and updated forms are also now available on the Department's website.

Department Revenues

The Land Management Department is responsible for the collection of fees for permits and other related activities. Fees totaling \$258,195.66 were collected in 2006 (see Table 1). It should be noted that in early 2006 Wisconsin Counties lost the ability to collect park fees in lieu of a land dedication as part of the land division approval process.

Table 1: Department Fees Collected				
Fee	2003	2004	2005	2006
Land use permits	\$90,233.73	\$103,155.23	\$118,782.87	\$78,223.72
CSM reviews	\$5,590.00	\$5,000.00	\$6,125.00	\$3,550.00
CSM Surveyor's fund	\$4,410.00	\$5,355.00	\$20,590.00	\$14,150.00
Parkland dedication fee	\$138,795.00	\$206,193.00	\$221,497.80	\$73,085.60
Public hearings	\$10,200.00	\$12,300.00	\$13,440.00	\$11,250.00
Sanitary fund	\$58,900.00	\$61,275.00	\$64,675.00	\$50,175.00
Sanitary permits to State	\$19,200.00	\$19,125.00	\$16,000.00	\$12,750.00
Land records modern	\$7,786.24	\$9,373.87	\$9,478.47	\$6,256.99
Postage	\$8.89	\$7.32	\$85.80	\$30.40
Copies	\$1,913.95	\$1,358.75	\$1,555.63	\$242.15
GIS Revenue	\$7,830.56	\$7,075.00	\$4,550.00	\$3,856.80
Soil Test Review	\$0.00	\$0.00	\$5,425.00	\$4,625.00
Total	\$344,868.37	\$430,218.11	\$482,205.57	\$258,195.66

Planning

The Department of Land Management continued to provide Geographic Information System (GIS) support to the following county departments: Administration, County Clerk, County Forester, Cooperative Extension, Land Conservation, Public Health, Treasurers Office, Farm Services Administration, Emergency Management, and the Sheriff's Department. The Department sold, exchanged, or provided data with SEH, Wisconsin Department of Transportation, Wisconsin Department of Natural Resources, Proxix, St. Croix Gas, Pierce-Pepin Cooperative, Courter Resources Group, Metropolitan Council, Iowa State University, Welsh Companies, USDA Farm Service Administration, Wisconsin Emergency Management, Wisconsin Geological & Natural History Survey, Minnesota Land Information Center, United States Census Bureau, United States Geological Survey, Plansight, The Lawrence Group, University of Minnesota, University Wisconsin River Falls, Stantec Consulting, Hudson Map, Stevens Engineering, and the City of River Falls. The Land Management Specialist developed and provided the GIS data for the CAD (Computer Aided Dispatch) system in the Sheriff's Department. Rand Kluegel and Carol Denninger, Planning Secretary, continued to incorporate and verify MSAG (Master Street Address Guide) updates with Intrado (9-1-1 Mobility Service) and SBC Communication Inc.

Specific Department of Land Management 2006 GIS tasks and projects:

- Provided EMS and address maps to numerous service providers;
- Created new Universal Address Number (UAN) new building sites;
- Edited and entered Universal Address Number (UAN) updates;
- Continued to update centerline geocoding in towns, cities, and villages;
- Maintained GIS data for county web site;
- Revised town zoning maps;
- Coordinated parcel updates;
- Provided staff support for Land Management Committee;
- Assisted County Surveyor in remonumentation base map project;
- Developed Survey Corner and Control Map for the Town of Salem;
- Provided GIS support for Public Health's Nitrate Study and University Extension's Well Water Testing Study.
- Developed all necessary GIS data sets for the Dispatch Center mapping system

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Surveying

2006 Accomplishments:

Beginning in January all monuments placed in 2005 were researched and monument reports prepared. The map of all corners in the Town of Salem was prepared and published. The records for the Town of Maiden Rock were researched and a map prepared to aid in retracement work.

The remonumentation of the Town of Maiden Rock (East and West) is very nearly complete. Only two troublesome corners remain to be set here and although tentative positions for these have been determined, they are subject to adjustment dependent upon testimony from a surveyor and adjacent landowners. Like the Town of Salem, this township proved interesting and challenging due to old evidence and terrain. Three Maps of Survey were produced during the year; one each for the Parks and Highway Departments and a third to correct a C.S.M.- made necessary by the moving of a county monument. Another larger project to define the boundaries of proposed parkland from the Heisler Trust in the Town of Martell began, but was set aside pending completion of the acquisition effort.

During 2006, a total of 73 new county monuments were placed at locations with no previous county monument. Another 14, or more, were maintained (remonumented and/or rewitnessed). A total of 9 corner positions in public roads were excavated and 5 cornerstones were recovered. Approximately 72 C.S.M.s with 113 lots were reviewed. Lastly, many requests for information from citizens, private surveyors, public officials, and county employees were processed.

Plans for 2007:

- Research and type monument reports for all monuments placed or maintained during 2006.
- Prepare and audit the base map of the Town of Maiden Rock and turn it over to Rand Kluegel (GIS) for publishing.
- Prepare a county-wide map showing all known required monument maintenance work.
- Complete office research for the Town of Spring Lake and place this information on a map to assist us in our field work.
- Evaluate the merit of our policy for obtaining the position of each county monument with GPS base unit placed at two GPS control points (to detect errors). If acceptable quality can be maintained, we would save time and speed up the project by placing the base at only one control point and obtaining the position of each county monument at two times during the day.
- There is a considerable backlog of monument maintenance to be accomplished. This is primarily the replacing of monuments in roads that have been resurfaced but also includes attending to reports of disturbed monuments from surveyors and others. At least a month will be required to complete the essential work here. We will wait until leaf-out to begin this work.
- Remonument the Town of Spring Lake by the end of 2007.
- Complete a survey of the proposed Heisler Trust parkland donation in the Town of Martell once there is an agreement between the parties. Details and possible boundary issue will take time to resolve.

Zoning

Land Use Permits:

As demonstrated by Table 2 below, a total of 384 Land Use Permits were issued in 2006. Towns with the largest total number of all Land Use Permits issued are Oak Grove (62), Trenton (46), and Clifton (38). Of the 384 Land Use Permits issued in 2006, one-hundred & eleven (111) new dwelling permits were issued and 273 Land Use Permits were issued for additions, accessory structures, businesses, and other various uses in the unincorporated area of Pierce County. Towns with the largest total number of new dwelling permits issued were Oak Grove (32), Clifton (13), and Maiden Rock & Trenton (12). Ten percent (10%) of issued land use permits were reviewed and field checked by department staff for compliance.

Table 2: 2006 Land Use Permits

Town	New Home Const. Value	New Dwelling	Add/Dwg	Utility	Add/Util	Garage	Mobile	Busin.	Misc.*	Total
Clifton	\$3,455,500	13	13	5	0	4	0	3	0	38
Diamond Bluff	\$0	0	0	1	0	2	0	1	1	5
Ellsworth	\$597,000	4	5	7	0	1	0	6	2	25
El Paso	\$343,500	3	8	5	0	1	0	1	6	24
Gilman	\$1,386,700	10	4	10	0	0	0	5	5	34
Hartland	\$287,000	3	6	6	0	2	0	3	0	20
Isabelle	\$315,900	2	0	3	0	0	0	3	0	8
Maiden Rock	\$2,385,000	12	1	3	1	3	0	0	3	23
Martell	\$831,000	4	9	8	0	2	0	3	1	27
Oak Grove	\$9,319,408	32	10	14	0	2	0	3	1	62
Rock Elm	\$290,000	3	1	5	0	0	0	3	3	15
Salem	\$290,000	2	2	3	0	2	0	1	0	10
Spring Lake	\$180,000	1	7	5	0	0	0	0	2	15
Trenton	\$1,800,781	12	8	12	0	5	0	8	1	46
Trimbelle	\$2,224,380	10	3	9	0	1	0	4	0	27
Union	\$0	0	2	0	0	2	0	0	1	5
Total	\$23,706,169	111	79	96	1	27	0	44	26	384

Sanitary Permits:

A total of 195 sanitary permits were issued in 2006 for new or replacement septic systems (see Table 3). Department staff issued orders to correct failing systems on 13 sanitary systems in 2006.

Table 3: 2006 State Sanitary Permits

Town	Mound		IGP		At-Grade		Holding Tank		IGNP		Leaching Chamber		Aero-Pre Treatments		Total
	N	R	N	R	N	R	N	R	N	R	N	R	N	R	
Clifton	6	1			1			1	5	4		1			19
Diamond Bluff															0
Ellsworth	8	2						1							11
El Paso	3	1						1					1		6
Gilman	9	3							1						13
Hartland	4				1				1	3					9
Isabelle									3						3
Maiden Rock	3	3			3	2	1		2						14
Martell	3	3						1	1	2					10
Oak Grove	24	3			6		1		4						38
River Falls	1	2							2	2					7
Rock Elm	1	2													3
Salem	1						1								2
Spring Lake	3	1								1					5
Trenton	1	1			1				12	5					20
Trimbelle	8	1							1	2					12
Union	2	4													6
Village of M.R.					1										1
Totals	77	27	0	0	13	2	5	2	32	19	0	1	1	0	179

Notes: N = New; R = Replacement; IGP = In-Ground Pressurized; IGNP = In-Ground Non-Pressurized

2006 County Sanitary Permits: 16

Total 2006 State & County Sanitary Permits: 195 Sanitary Permits.

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Permit Summary:

Table 4 summarizes land use and sanitary permit activity over the past six years.

Table 4: Permit Activity Summary						
Permit	2001	2002	2003	2004	2005	2006
Land Use Permits	535	487	530	507	530	384
Sanitary Permits – State	250	270	256	254	214	179
Sanitary Permits - County	26	52	22	22	23	16
Totals	811	809	808	783	767	579

Sanitary Grants:

Pierce County entered the Wisconsin Fund for Private Sewage System Grant program in 1980. The program provides financial assistance to homeowners for replacement of failing sewage systems. Since 1980, 615 systems were replaced that received \$1,374,299 in grant funding. The Department continued to participate in the Wisconsin Fund Grant program in 2006, where three (3) of the six (6) grant applications were awarded \$11,658. Table 5 summarizes the success of the Wisconsin Fund Grant program for Pierce County over the past six years.

Table 5: WI Grant Fund			
Application Year	# Grant Applications	# Grants Awarded	\$ Awarded to Citizens
2001	8	8	\$29,091
2002	9	9	\$29,696
2003	12	9	\$24,577
2004	12	8	\$13,792
2005	11	10	\$40,915
2006	6	3	\$11,658
Totals	58	47	\$149,729

Non-Metallic Mining:

Two (2) new and 4 renewal Conditional Use Permit (CUP) applications for Nonmetallic mines were approved in 2006.

The Annual Reclamation Permits & Fees were collected per NR 135 & Pierce County Code. A total of 40 mining sites were in effect for 2006. A total of 360.92-acres were mined (un-reclaimed acres) and the County collected a total of \$10,792.60 to process these permits. Table 6 describes the size of the mines and associated number of permits.

Table 6: 2006 Nonmetallic Mining	
Mine Size	# of Permits
1 to 5 acres	21
6 to 10 acres	10
11 to 15 acres	5
16 to 25 acres	2
26 to 50 acres	0
51 acres or larger	1

Code Compliance:

The Land Management Department processed numerous documented complaints and worked with the Corporation Counsel’s office to obtain compliance on these and other noncompliance issues. An Access database is functional for use by Solid Waste, Public Health, and Land Management and helps to coordinate enforcement and compliance efforts. Zoning staff also worked in conjunction with the Solid Waste Department, the Public Health Department, the Department of Commerce, and the Department of Natural Resources on several complaints. A total of 9 citations were issued in 2006.

Subdivision of Land:

Approximately 72 Certified Survey Maps (CSMs) totaling 113 lots were reviewed. Nine Major CSMs were reviewed by the Land Management Committee. Four (4) plats, including CroixCountry 1st Addition, West Hill Drive, Werner Bluff, and Whitetail Coulee, were approved by the Land Management Committee in 2006. A total of 53 lots were created through this platting process. A policy regarding granting Rule Exceptions to requirements to an erosion control plan for Major CSMs and Plats was updated and re-adopted by Land Management Committee in 2006. The Subdivision Map was updated in 2006 to track new development in the County.

Public Hearings:

One-hundred percent (100%) of expired conditional use permits (CUP’s) were updated and tabulated. Twenty-Seven (27) new conditional use permit (CUP) applications were submitted to our department, where \$8,100 fees were collected and each held a public hearing. Types of application requests include the following: 9 – farm & home based business

permits, 4 – nonmetallic mining permit renewals, 2 – new nonmetallic mining permits, 2 – accessory residence permits, 2 – filling & grading permits, 1 – sludge disposal permit, 1 – duplex permit, 1 – multiple family dwelling permit, 1 – dog training facility permit, 1 – wind electric generation tower permit, 1 – electrical substation permit, 1 – Red Wing Airport Expansion permit, and 1 – expansion of a non-conforming building.

Seven (7) new rezone applications were submitted to our department and each held a public hearing. A total of \$3,500 fees were collected for these rezone applications.

The Board of Adjustment held three (3) public hearings and collected \$1,500 in fees.

2006 Goals

The Land Management Department and Committee sought to further their mission statement by:

- Establish Certified Survey Map (CSM) Tracking for Zoning Density
- Complete hydraulic shadow/floodplain zoning below adopted dam breach study- 2 watersheds remaining
- Update Shoreland Ordinance
- Continue effort to establish electronic permitting & filing
- Map all Nonmetallic Mines with Global Positional System (GPS)
- Map all 2006 septic installations with GPS
- Update all mining information and tabulate
- Begin Phase II of Smart Growth Planning effort

2006 Goals Accomplished

- Certified Survey Map (CSM) Tracking for Zoning Density – 12% Complete
- Map all 2006 septic installations with GPS – 95% Complete
- Update all mining information and tabulate – 100% Complete
- Begin Phase II of Smart Growth Planning effort – 100% Complete

2007 Goals

The Land Management Department Staff identified the following goals:

- Maintain and improve relationships with the Townships; assist/provide guidance to towns in addressing planning and zoning issues.
- Oversee the completion of Phase II Comprehensive Planning Process
- Begin Phase III of the Comprehensive Planning Process.
- Facilitate collaborative relationships with other county departments to increase efficiencies and use of departmental resources.
- Ordinance review and update or tighten.
- Create new Stormwater, Sediment, & Erosion Control Ordinance, or adopt a checklist and standards by end of 2007.
- Help define LCD/LCM/Parks working relationships by end of 2007.
- Assist in defining and completing a plan for Trimble River park project and parkland monies transition. The Trimble River Project is planned to be completed by June 30, 2007.
- Department Administrator returns fulltime to the Land Management Department.
- Initiate steps to update 2004-2008 Pierce County Recreation Plan.
- Certified Survey Map (CSM) Tracking for Zoning Density
- Complete hydraulic shadow/floodplain zoning below adopted dam breach study- 2 watersheds remaining
- Update Shoreland Ordinance
- Continue effort to establish electronic permitting & filing
- Map all Nonmetallic Mines with GPS
- Map all 2007 septic installations with GPS
- Update all mining information and tabulate
- Remonument the Town of Spring Lake
- Complete a survey of the proposed Heisler Trust parkland donation, Town of Martell