

**CHIPPEWA COUNTY  
LAND RECORDS MODERNIZATION PLAN  
2005 - 2010**

Prepared by the Chippewa County Land Records Department  
Steven J. Johnson, Land Records Coordinator / County Surveyor  
March 2, 2005

Executive Summary

The purpose of the following is to update the Chippewa County Land Records Modernization Plan. This plan will address the elements as outlined in the uniform instructions for preparing county land information modernization and integration plans issued by the Land Information Board.

Elements of this plan include but are not limited to: The continuation of the Public Land Survey remonumentation program which will facilitate the continued drafting and maintenance of digital tax parcel maps. Continued updating of the digital photo imagery, which can be used in planning issues, and as a backdrop for the digital tax parcel maps. Maintaining and updating of the optical imaging system currently used by the Register of Deeds. Continued linking of existing data bases such as real property tax roll with the countywide parcel maps in shape file format. The linking will be done by using the parcel identifying number as assigned by the Real Property Lister. Acquisition of new software and hardware as well as further training is essential the completion of these goals.

Information gathered from various county departments assisted in the development of this plan. The Land Records Users Group and the Land Records Committee have reviewed the plan.

## **Land Records Committee / Primary Contact**

The Land Records Committee is a regular committee of the Chippewa County Board and currently consists of the following members:

William Dixon, Chair  
James Dahl  
Karl Larson  
Henry Shakal  
Paul Michels

The committee has designated the Land Records Coordinator to be the Land Information Officer (LIO) for Chippewa County. The Chippewa County contact person is:

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Internet: <http://www.co.chippewa.wi.us/>

The following individuals are involved in land records usage and have been instrumental in providing input into this plan:

Dennis Brown, Emergency Management Director  
Marge Geissler, Register of Deeds  
Dan Masterpole, County Conservationist  
Richard Patrie, Information Systems Director  
Doyle Richards, Forest & Parks Administrator  
Bruce Stelzner, Highway Commissioner  
Doug Clary, Zoning Administrator  
Arlene Zwiefelhofer, County Treasurer

## A. Goals and Objectives

The primary goal of Chippewa County's land records modernization project is to provide the users of land records with a more efficient, accurate and economical product. In order to meet these goals, the county intends to reduce duplication, develop data transfer standards and continue to maintain open communication lines between departments.

The ultimate goal of land records modernization is to create an accurate and comprehensive land information database that will not only benefit county employees but will also benefit businesses and citizens of Chippewa County. All goals will be addressed during the next planning period and are not necessarily listed in order of priority.

- 1.) Completing and maintaining the in house digital tax parcel mapping program.
- 2.) Update and maintain the public land survey system corner markers.
- 3.) Continued upgrading of the digital photo imagery for countywide coverage.
- 4.) Improve the county zoning and planning system by implementing a document storage and retrieval system linked to the GIS system.
- 5.) Continue the document imaging in the Register of Deeds office and in addition:
  - Continue implementing 30 to 50 year back conversion of documents from microfilm to optical disk.
  - Rescan Missing, Incomplete or Poor Quality Documents from conversion.
  - Clean up of legal descriptions on older documents
  - Microfilm documents not scanned
  - Verify converted documents
  - Update hardware and software for imaging as needed.
  - E-recording
- 6.) Create and maintain the internet web sites for the various Chippewa County departments.
- 7.) Improve the utility of web-based GIS to allow landowners, town plan commissions, businesses, and third party technical providers gain access to resource-based maps and data sets.
- 8.) Make the plan dynamic and appropriate over time.

## **B. Progress report on ongoing activities.**

Continue the following projects in progress:

- 1.) The in house digital tax parcel mapping program. Twenty-seven of the twenty-nine government townships have been mapped to date. The mapping is based on GPS control of the public land survey corners and is referenced to the Chippewa County geodetic grid as published by the Wisconsin Department of Transportation. The mapping includes parcel identifying numbers (see appendix) and legal document identifiers (i.e. Deed, Plat and C.S.M. references). The mapping is being generated in cadd format using coordinate geometry (COGO). The digital tax parcel maps are updated with the property splits every year. The cadd parcel maps are then joined with the property tax roll to create ArcView shape files.
- 2.) Update and maintain the public land survey system corner markers. This will be a continuous project until full monumentation is complete. Maintenance of existing monuments is conducted yearly. GPS control on the corner markers is also being collected in order to facilitate accurate parcel mapping and maintenance of the corner marker locations.
- 3.) To date, Chippewa County has purchased a 1m resolution 1998 photo image, which replaced the previous 5m resolution photo, and has rectified the image to the Chippewa County Geodetic Grid. The rectified image is now available to user departments and the public.
- 4.) Maintain & update document imaging in Register of Deeds.
- 5.) Continue to maintain and expand the existing G.I.S. in the Land Conservation Department.

The Chippewa County Land Conservation Department has developed a series of multi-relational databases and a natural resource based GIS, which are now maintained to fulfill department responsibilities. Resource based layers available and maintained on this GIS are defined under Section D of this plan - Custodial Responsibilities.

The Department has developed administrative procedures for the management and use of multi-relational databases and GIS components.

These policies are included in two documents:

1. Administrative Policy to Address Requests for Digital Records and Spatial Data Maintained by the Chippewa County Land Conservation Department, Issue Paper #94-4, (10/30/95). This policy defines public data sets available through the department and standards for record management and transfer.

## 2. Land Conservation Department GIS Directory Structure (AV Guide)

This directory structure is used to define the type and coverage of special data layers used by the department, naming conventions, and the directory structure used for data storage and access. This directory structure is provided in Appendix 1.

It is the intent of the Land Conservation Department to manage this information following established policy and procedures, and to expand the utility of these components by making them available to other user departments, and to the general public.

6.) Expand the role of the Information Systems Department in issues of data transfer.

7.) Improve the county soil survey and wetland inventory.

A. Soil Survey. Chippewa County has entered a formal cooperative agreement with the USDA Soil Conservation Services to digitize the Chippewa County Soil Survey to USDA specifications. Under the agreement, Chippewa County has contracted a private vendor to digitize soil polygons. NRCS has been responsible for local quality control.

To date, the Soil Survey has been digitized to USDA specifications and has been forwarded to the NRCS State Office for certification. It is anticipated that NRCS will complete the project by digitizing a separate drainage layer as a component of the survey.

The existing Soil Survey is now being used routinely by the Chippewa County Land Conservation Department and is available to other departments. The digital survey has been transferred to the West Central Regional Planning Commission for routine application.

B. Wetland Inventory. Chippewa County has acquired a digital copy of the original DNR Wetland Inventory, (1983). The DNR Wetland Inventory has not been maintained through time and is of limited value.

Chippewa County contracted a private sector vendor to digitize the NRCS Wetland Inventory, 1994. The NRCS Wetland Inventory is routinely used for planning and administrative purposes.

The Chippewa County Land Conservation Department is now working with NRCS and DNR to negotiate an agreement, which would facilitate routine information exchange necessary to maintain a current combined wetland inventory in Chippewa County.

### **C. New Initiatives.**

1.) The Land Records Department has access to the internet and does utilize the Wisconsin Land Information Program land information clearinghouse and technical list server. The Wisconsin Land Information Program revenues obtained by Chippewa County are used for the improvement of the land record modernization project. Chippewa County also follows procurement processes consistent with the State of Wisconsin and county procurement rules.

2.) Chippewa County is implementing and maintaining a fully integrated geographic information system which will combine elements from at least the following departments: Land Records, Emergency Management, Register of Deeds, Land Conservation, Information Systems, Forest & Parks, Highway, Zoning and the County Treasurer. Much of the G.I.S. is available online at <http://www.co.chippewa.wi.us/> from each of these departments.

3.) The Land Records Department will keep up to date on new technology that is developed and will determine if new technology and training is required.

4.) Support & Maintain LandShark, Chippewa County Register of Deeds Land Records Online Internet Access System.

5.) Support & Maintain E-Recording, Register of Deeds Electronic Recording System

6.) Implement Database and tract all Government lots in Register of Deeds system.

8.) Encourage Cities, Towns and Villages to record all road/land information in Register of Deeds office.

9.) The Land Conservation Department will establish a data base and associated GIS tracking system to record and monitor tax parcels subject to compliance with State nonmetallic min reclamation standards and agricultural and nonagricultural nonpoint source pollution control performance standards. The department will use elements of this system to provide opportunities for GIS/Web-based permit applications, operational compliance reporting, and permit renewal.

## **D. Custodial Responsibilities.**

The following departments have been identified as users or potential users of a land records G.I.S. Brief departmental summaries are included.

### County Treasurer / Real Property Lister

The Chippewa County Real Property Lister maintains the county's assessment rolls, tax rolls and other related information on an AS400 / PC network. The database includes a parcel identifying number (PIN see appendix), owner's name, owner's address, document volume and page, assessment information and other information. A split file is used to update parcel divisions on a weekly basis. The real property tax roll as well as assessment data are available on the internet at no charge. This data is updated on a daily basis and is located at <http://www.co.chippewa.wi.us/>.

### Register of Deeds

The Register of Deeds office receipts, records and stores all legal documents pertaining to real estate. The records are scanned and are stored electronically. The system for locating these documents is by digital grantor / grantee indexes and tract indexes. These records are used daily by abstractors, surveyors, attorneys, realtors, appraisers, banks, other county offices, State Departments and the general public. This data is updated on a daily basis and is located at <http://www.co.chippewa.wi.us/>.

### Emergency Management

Chippewa County Emergency Management is responsible for planning and coordination of emergency services during natural and manmade disasters. Emergency Management develops response policies, keeps and updates resource manuals and prepares mitigation plans with local governments and private industries.

The department works closely with the 911 public safety answering points (PSAPs), maintains the address point layer, emergency service zones and the Master Street Address Guide (MSAG) for enhanced 911. The department's GIS layers are compatible with the Land Records Department's road centerline mapping and they will be utilized for enhanced wireless 911. The map data is local-government compliant and conforms to US Postal Addressing Standards Publication 28.

### Information Systems Department

The Information Systems department works with all Chippewa County departments to provide hardware and software support. The implementation of PC networks and AS-400 communications are vital to the inter-departmental communications. The Information Systems department is the custodian of Chippewa Counties web servers. As such they provide technical assistance to the county departments who publish data to the internet.

## Land Conservation Department

The Land Conservation Department is responsible for administering local land and resource management programs under the direction of the County Land Conservation Committee.

The Land Conservation Department has developed and currently maintains digital records and data sets. Active digital records now used or maintained by the department area as follows:

### Digital Databases\*

### Spatial Computer Maps

#### A) Land Parcel Based Resource Inventories (countywide)

- Well Permit/Construction Reports
- Stream Reach data
- Land Cover
- Wetlands

- a) Soil Mapping Units
- b) Surface Elevation
- c) Groundwater Chemistry\*
- d) New Well Permits\*
- e) Well Construction reports\*
- f) Surface Hydrology
- g) Wetland Locations (DNR)\*
- h) Wetland Locations (NRCS)\*
- i) Barnyard Locations\*
- j) Gravel Pit Locations\*
- k) Building Locations
- l) Landfill Locations

#### B) Administrative Tracking

##### Real Property Tax Parcel

- Farmland Preservation  
(parcels/tracts)
- DNR water quality contracts  
(parcels/tracts)
- DATCP water quality contracts
- DATCP/DNR ag Nonpoint compliance  
(parcels)
- Nonmetallic mines

#### C) Farm Specific Field Management, soil

##### Erosion, and Pollutant Load Data

- Farmland Preservation  
(parcels/tracts)
- Duncan Creek Watershed  
(parcels/tracts)

\*Records actively maintained by the Land Conservation Department.

## Zoning Department

The Chippewa County Zoning Department is in charge of administering a variety of activities. Among the ordinances this department enforces is the uniform dwelling code, floodplain management ordinance, comprehensive zoning, shoreland zoning and private sewage system and the wellhead protection ordinances. The existing zoning districts have been integrated with the parcel mapping and are available in ArcView format.

## Land Records / County Surveyor Department

The Chippewa County Surveyor is responsible for a variety of activities such as maintaining an electronic index and filing system for all surveys filed in the county. To provide assistance to the general public as well as county departments in surveying and mapping related issues. Remonumentation and maintenance of the public land survey system as well as other statutory duties.

This Department is also charged with creating and maintaining digital tax parcel maps. This mapping contains land record information such as deed, certified survey map and plat references also parcel-identifying numbers (see appendix). The land divisions (splits) are updated on an annual basis.

Another function of this Department is coordinating the use of and training for the GIS/GPS equipment and software within county departments, also to maintain and expand the existing GIS in the Land Records department. Also, to maintain and update the Land Records department web site at <http://www.co.chippewa.wi.us/landrecords/index2.htm>.

## Forest and Parks Department

The Forest and Parks Department is responsible for management of the 32,000-acre Chippewa County Forest, including planning, development and maintenance activities for timber management, forest recreation activities, and forest roads and access trails. The Forest and Parks Department is also responsible for the development and maintenance of 4 county parks, snowmobile trails, a bike trail, an ATV trail, 2 cross country ski trails, a horse back riding trail, and other outdoor recreations facilities as deemed appropriate by the County Board. The Forest and Parks Department also administers tax deed acquired lands within the county including maintenance and sale of such properties.

The Forest and Parks Department in cooperation with the Department of Natural Resources maintains forest timber types maps of the county forest, and data files for each type map, including information on species, age classes, harvest schedules and other pertinent data for the management of the county forest. Maps of forest roads and some access trails are also maintained as a public record. Survey maps of the county forest are also maintained.

## Highway Department

01-20-05 by Pat Calabrese, Operations Superintendent

The Chippewa County Highway Department is responsible for planning, construction and maintenance of all county trunk highways and bridges. The Highway Department contracts for most of the maintenance and some construction on state trunk highways in the county. The Highway Department contracts for some maintenance and construction on local roads including town roads and village and city streets in Chippewa County. Public Records maintained by the Highway Department that contains Land Records information include:

- Highway Miles Certifications and Maps
- Highway Construction Record
- Functional Classification Maps
- Average Daily Traffic Counts
- Bridge Inventory, County and Local
- Bridge Inspection Reports; County and Local
- Bridge Construction Plans; County, State and Local
- Highways Inventory and Condition Rating
- Road Signs Inventory
- Culvert Inventory
- Utility Permits
- Driveway and Road Access Permits
- Right of Way
- Highway Construction Plans; County, State and Local

WISLR Database: (Wisconsin Information System for Local Roads) The State of Wisconsin currently furnishes a web-accessible database with mapping that include the following for all local roads and streets in Chippewa County:

- Highway Miles Certifications and Maps
- Highway Construction Record
- Functional Classification Maps
- Average Daily Traffic Count Locations
- Bridge Locations

Registration is required to access the data and maps. Web address is <https://trust.dot.state.wi.us/wislr/NavigationDispatch>. User orientation with the site is needed to retrieve data.

Traffic Counts: Traffic Counts can be found at the Department of Transportation website: <http://www.dot.wisconsin.gov/travel/counts/maps.htm>. This site is easily navigable to find traffic count data in Chippewa County.

HSIS Database: (Highway Structures Information System) The State of Wisconsin currently maintains a web-accessible database with bridge information including:  
Bridge Inventory Records; State, County and Local  
Bridge Inspection Records; State, County and Local  
Bridge Construction Plans; State, County and Local  
Registration is required to access the data and maps. Web address is [https://trust.dot.state.wi.us/extntgtwy/dtid\\_bos/extranet/structures/index.htm](https://trust.dot.state.wi.us/extntgtwy/dtid_bos/extranet/structures/index.htm). User orientation with the site is needed to retrieve data.

The Highway Department maintains hard copy land records for the following items, filed by Highway Name (A through ZZ). A pilot program is currently underway to add a layer to the existing ArcView County Map maintained by the Land Records Department that would indicate regulatory highway sign locations with corresponding tables that have sign inventory data.

Highways Inventory and Condition Rating  
Road Signs Inventory  
Culvert Inventory  
Utility Permits  
Driveway and Road Access Permits

Right of Way records for county highways including right of way plats, relocation orders, deeds, easements, conveyances and construction permits that have been developed or acquired for specific projects are kept with project highway and bridge files and are filed by Highway Name (A through ZZ). Complete highway right of way records for recorded instruments are maintained by the County Register of Deeds.

The County Land Records Department maintains a web-based Land Records Search, which can be used to find highway project plans and right of way, plats by Section, Town and Range. In addition, State Highway Plans can be found by highway name; select database "ROADS" and enter "HY 29" to find plan index for State Trunk Highway 29 plans. Similarly, county highway plans and plats can be found by highway name; select database "ROADS" and enter "CTY TK N" to find plan index for County Trunk Highway N.

Note: The Department of Transportation, District 6 in Eau Claire, at one time maintained a database of state highway plans available on CD and viewable with MS document imaging, however, this has not been updated for several years per Brenda Marlow, Records Manager. The Highway Department has a hard copy index map of Chippewa County with project ID's for state highway projects and a corresponding CD for the index map which is about five years old.

## **E. Foundational Elements.**

### 1.) Communication, Education, Training and Facilitated Technical Assistance.

Chippewa County Land Records Department currently has access to the internet, which allows for utilization of the Wisconsin Land Information Program clearinghouse and technical list server.

The Land Records Committee is made up of five County Board Supervisors. This Committee and staff of the Land Records Department meet once a month to discuss current activities dealing with land records and to plan for future projects. The Committee also provides guidance and insight into the implementation of the land records modernization plan. All meetings are open to the public and any that wish to attend are welcome to do so.

A Land Records Users Group which is made up of the department heads listed on page two meets on a regular basis to discuss current projects and plan long range goals. This is an informal forum in which each member is encouraged to state the needs of each department and to address problems when they arise.

The Land Information Officer training funds are used to attend seminars and other technical training sessions in order to enhance the capabilities of the staff.

### 2.) Geographic Reference Frameworks.

In July of 1995 Lampert, Lee and Associates completed the adjustment of the Chippewa County High Precision Geodetic Network. This adjustment complies with the WLIB Specifications and Guidelines to Support Densification of the Wisc. High Accuracy Reference Network (HARN) Using Global Positioning System (GPS) Technology - June, 1995. The network consists of a primary / secondary network and a tertiary network scattered throughout the county. It is the Land Records Department responsibility to maintain the network.

Chippewa County has 77% of the public land survey monument records on file. A remonumentation program is in progress as well as a maintenance program to preserve existing corners. This program complies with the Standards for Public Land Survey System Corner Remonumentation. See Sec. 59.74 & 60.84 Wisc. Stats. and Wis. Admin. Code AE 7.08.

The staff of the Land Records Department is conducting an on going GPS survey to place accurate Chippewa County geodetic grid coordinate values on the known public land survey markers. To date 73% of all markers have Chippewa County geodetic grid coordinate values. All work meets the requirements of Standards for Geographic Control Data (FGCC Third Order Class II for Horizontal Coordinate Values).

### 3.) Parcel Mapping.

The Land Records Department is in charge of digital tax parcel mapping. The mapping is being referenced to the Chippewa County geodetic grid by use of GPS survey of the public land survey corners that have been established. See 2.) Geographic Reference Frameworks. The mapping complies with the WLIB's Digital Parcel Mapping Standard. The layering of these maps includes but is not limited to the layering scheme as shown in the appendix.

### 4.) Parcel Administration.

The plan is to continue developing a land information system that integrates property ownership and tax listing data with parcel maps using the county parcel identifying number (P.I.N.). See 3.) Parcel Mapping.

### 5.) Public Access.

The public currently can access document images (deeds, etc.) or tax listing and parcel data through the use of the internet at <http://www.co.chippewa.wi.us/> or by use of public terminals located in the Register of Deeds, Land Records and the Zoning office. The public has a right to view county property and tax data as defined by the Wisconsin open records law. The county adheres to this law. Mapping information is available to the public in hardcopy and digital format for nominal copying costs, as well as on the internet at the above address.

The Land Records Department sells data in digital (DXF, SHP, TIF, and DBF) on CD as well as hard copy format in addition to internet access. The internet access <http://www.co.chippewa.wi.us/landrecords/index2.htm>, has much information available at no cost, but there is a subscription fee charged for viewing survey maps, land corner restoration sheets and the parcel map GIS. The Land Records Committee and the Chippewa County Board have approved the fee schedule shown in the appendix.

The internet connections developed by Chippewa County have been paid for from the \$1 fee as established in Wis. Stats. 59.72 (5)(b)3.

#### 6.) Zoning Mapping.

In the past, the zoning maps were kept in a paper format and sometimes not necessarily kept up to date, with boundaries that were not easily measured which in a sense made it difficult to determine. The parcel mapping, as completed by the Land Records Department, has allowed the zoning department to place the zoning districts onto the individual parcels.

This procedure has made it easier for zoning staff to retrieve zoning district information at the click of the mouse and also allows for accurate measurements of where zoning districts end and begin.

In addition, the zoning and land records department has been working on a project to integrate all zoning correspondences, permits, etc. with the GIS system. A link has been developed by a private company, which will allow the retrieval of the information at the click of a button. The information will be hotlinked to a point theme and stored in a specific directory on the county servers.

#### 7.) Soils Mapping.

See Section **B. Progress report on ongoing activities.** (7.)

#### 8.) Wetlands Mapping.

See Section **B. Progress report on ongoing activities.** (7.)

#### 9.) Institutional Arrangements and Integration.

As parcel mapping and the G.I.S. is built, Chippewa County will initiate data sharing arrangements with local and state agencies. This is an issue that will be discussed during Land Records Committee and Land Records Users Group meetings. This will be an evolving issue as data is created.

Under this institutional approach, each department will be responsible for defining which records are available to outside users, and for establishing the policies, procedures, and standards used for the management of that record.

#### 10.) Reconciled Election and Administrative Boundary System.

As parcel mapping continues to be created, civil division boundaries will be available. These boundaries will be local government compliant.

#### 11.) Reconciled Street Address and Street Network System.

The Land Records Department, by use of GPS, has developed a street and highway centerline mapping system which incorporates the road names and road classification (i.e. state or federal highway, county highway, town road, city or village street, county forest road and easements). This network, based on the Chippewa County Grid System, can be used for a variety of purposes including address location, traffic analysis, pavement rating, accident location, highway project planning. The digital road maps could be tied to various databases on the AS400 and PC's to provide this information. This information is available to the Sheriff's Department for use in E-911, Wireless 911 and emergency management services. The property addresses can be used to cross reference for look up purposes on individual parcels. This road network is local government compliant as well as compliant with the U.S. Census Bureau standards (see appendix).

#### 12.) Land Use Mapping.

Chippewa County has acquired two LAN SAT (30m resolution) images (1992 & 1995), and has rectified and completed land cover classification mapping based upon this imagery.

Chippewa County has acquired and rectified IRS-1C imagery and anticipate receiving annual updates of color satellite imagery provided by the USDA-FSA.

#### 13.) Natural Resources.

The Forest and Parks Department has digital forest stand maps of the entire county forest linked with pertinent data for each forest stand. The maps and data are available for forest management purposes using Arc View software. Forest roads and most of the recreation and logging trails have been inventoried in the county forest, using GPS coordinate data. This information is also available via Arc View. Future plans call for inventorying gates and culvert information on forest roads and trails using GPS coordinate data and incorporating this information into the GIS.

See Section **B. Progress report on ongoing activities.** (7.)

#### 14.) DataBase Design.

Chippewa County currently operates several land information relational databases on the AS-400. These include the tax listing database, tax financial database, and document imaging database, document recording database and the tract index database. In addition there are a number of personal computer databases, which reside in Land Records, Land Conservation, Emergency Government, Zoning, Forest and Parks and Highway. The goal is to tie these various databases to the digital maps through a geographic information system. The primary link between the databases would be the tax parcel identification number (P.I.N.). The intent of the plan is to gradually integrate the various databases over the next five years.

#### 15.) Infrastructure and Facility Management.

County highways are currently managed with a highway inventory and evaluation program which determines priorities for highway maintenance and improvements based on condition of the road, functional classification and amount of traffic. Most local governments also utilize a highway or street management program. Local bridges (county, town and city) are managed through the bridge inspection and rating program which assigns each bridge a sufficiency number (rating) based on condition, loading, width, traffic, etc. These existing infrastructure management systems are included with the Highway Department public records under “Highways Inventory and Evaluation” and “Bridge Inspections.”

As the tax parcel mapping and road centerline and address mapping progresses infrastructure management could be included as a layer of the GIS.

### **F. Integration and Cooperation.**

As the mapping, databases and G.I.S. are produced, Chippewa County has every intention to enter into an understanding with local municipalities, adjacent counties and state agencies. The Land Records Committee would approve of data sharing agreements with the above entities.

### **G. Administrative Standards Not Associated With Foundational Elements.**

- 1.) The county agrees to observe and follow the statutes relating to the Wisconsin Land Information Program and other relevant statutes.
- 2.) The county agrees to permit the Wisconsin Land Information Board access to books, records and projects for inspection and audit including unannounced audits by the Board.
- 3.) The county agrees to complete the Annual WLIP Survey.
- 4.) The county agrees to update the plan every 5 years and in the interim if the plan should change.
- 5.) The Board agrees to facilitate technical assistance to the county including an on-line Technical Assistance Service.
- 6.) The Board agrees to maintain and distribute an inventory of land information and land information systems for the state. This will be provided through an electronic Clearinghouse.
- 7.) Development and implementation of an acceptable Plan confers certain benefits on local government within a county, including continued eligibility for Program funding. A voluntary peer review process will be used to assess Plan acceptability by the land information community.
- 8.) The Board agrees to review funding requests and to provide guidance to local government with respect to the development of such requests.
- 9.) The Board agrees make available electronically an Annual Report regarding the status of the Wisconsin Land Information Program and the activities of the Board.

## APPENDIX

### Layer scheme of cadd tax parcel maps.

0-SCANNED	scanned or digitized images.
1-SECTION	section lines (LK 14, LT 8)
2-QTR_SEC	interior section lines (LK 11, LT 6)
3-PROPLINE	small parcels and R/W lines (LK 12, LT 0)
4-RD_NAME	street names (text color 2)
5-WATER	water (LK 9, LT 0)
6-H2O_NME	water names (text color 15)
7-ALT_PIN	alt pin numbers (text color 13)
8-PLT_NAME	plat names (text color 4)
9-HEADING	headings (text color 9)
10-DEED_REF	CSM and deed reference (text color 3)
11-SEC_NUM	section numbers (text color 15)
12-MEANDER	meander lines and broken parcel lines (LK 6, LT 2)
13-SPLITS	splits (LK 10, LT 0)
14-ZONING	zoning division lines (LK 2, LT 0)
15-THREAD	stream thread and lake shore boundaries (LK 12, LT 0)
16-TRANS	transportation codes (text color 15)
17-EASEMENT	50ft county easements (text color 6, LK 6)
21-ZONEDIST	zoning district (text color 15)
50-SEC_COR	section corner control
51-CORP_LMT	corporate boundaries (LK 15, LT 8)
52-LEADERS	leaders (arrows and hooks)
55-TAR COR	section corner control from targets & GPS 1M (PO, LK 12)
57-RR_CL	center line rail road (LK 13, LT 1)
58-HWY_CL	center line - reference line highway plans (LK 13, LT 1)
60-TARGETS	aerial triangulation targets
	NEW E911 ADDRESS MAPS:
	STREET = ST, AVENUE = AV, STATE HIGHWAYS = HY,
	COUNTY HIGHWAYS = CTY TK, ROAD = RD
71-TWP_CL	centerline township & city streets (LK 10, LT 0)
72-CTY_CL	centerline county highways (LK 15, LT 0)
73-FED_CL	centerline federal & state highways (LK 12, LT 0)
74-RD_NME	road name (text color 2)

Road names 0.12", Plat names 0.12", Block nos. 0.10", Lot nos. 0.08", PIN nos. 0.08"

CHIPPEWA COUNTY PARCEL NUMBERING SYSTEM

**USE PINGIS FOR PARCEL MAPPING PIN NUMBER SEARCH**

Digit	1	2	3	4	5		6	7	8	9		10	11	12	13	14	15	16	17	18	
Parcel No						-					-										
	West of P.M.		Town		Range		Sec		1/4-1/4		0 Metes & Bds			Blk		Lot		Split			
											5 Gov't Lot										
											6 Plats										
											7CSM										
											9 Condominium										

Chippewa County has an 18-digit number edited with 2 dashes for easier reading. All Parcels utilize 17 digits. The last digit is available for a split if two or more owners are located on the same lot.

The first five digits are an introduction to the general location of a parcel.

- Digit 1:** Every parcel number in Chippewa County begins with 2. The 2 indicates West of the prime meridian.
- Digit 2 & 3:** Indicate the Township Number. Chippewa Co. has five township numbers 28, 29, 30, 31, 32
- Digit 4 & 5:** Indicate the Range Number. Chippewa County has six range numbers 05, 06, 07, 08, 09, 10

Utilizing the first 5 digits brings one to a six-mile square divided into 36 section. Each section is one mile square and contains 640 acres.

- Digit 6 & 7:** Represents the Section Number. Sections are numbered from 01 through 36 for each six-mile square.
- Digit 8 & 9:** Represents Quarter-Quarter Number. The numbers 1,2,3 & 4 are used for the quarter-quarter to show definite locations.  
1=NE 1/4; 2=NW 1/4; 3=SW 1/4; 4=SE 1/4  
By combining the numbers 1,2,3 & 4 with each other, one can locate a parcel to the 40-acre square it lies in.

11=NE NE	21=NE NW	31=NE SW	41=NE SE
12=NW NE	22=NW NW	32=NW SW	42=NW SE
13=SW NE	23=SW NW	33=SW SW	43=SW SE
14=SE NE	24=SE NW	34=SE SW	44=SE SE

- Digit 10:** Indicates the type of parcel that is being described:  
0 - is used for Metes & Bounds parcels with Digits 11,12 & 13 for a random split number. If a forty has never been split, it is known as a virgin forty and the number ends in 0000000 after the quarter-quarter number. If a parcel has been split off, the parent forty becomes 00020000.  
5 - is used for Govt Lot that is located along meandered water or along a correctional line.  
6 - indicates a Plat along with Digits: 11,12, & 13 used for the plat number. All recorded plats have been assigned a number in order as recorded.  
6 - Plat continued - Digits: 14 & 15 Blk# - Digits: 16 thru 18 Lot#'s & Splits.  
7 - indicates the parcel is part of a Certified Survey Map along with Digits: 11,12,13 & 14 used for the map number. Digits: 15 thru 18 Lot#'s & Splits.  
9 - indicates the parcel is a Condominium Unit along with Digits: 11 thru 18 used for structure, building & unit numbers.

Chippewa County Land Records Department  
**COPY AND DATA PRICE LIST**

CSM PLATS	CSM's obtained from Register of Deeds PLATS obtained from Register of Deeds
Large Format Copies	\$ 3.00 per sheet
Plotted Tax Parcel Map	\$ 3.00 per sheet
11" x 17" Prints	\$ 1.00 per sheet
Small Format Copies	\$ .25 per sheet
Additional P.O. Charge of	\$ 1.00 (when mailing copies)
CD of scanned corner monumentation	\$ 50.00
periodically updated version (upon request)	\$ 5.00
CD of scanned survey maps B,C,D,J,L	\$ 50.00
periodically updated version (upon request)	\$ 5.00
CD of scanned highway plans	\$ 50.00
periodically updated version (upon request)	\$ 5.00
CD of scanned section maps	\$ 50.00
periodically updated version (upon request)	\$ 5.00
CD of scanned old survey notes	\$ 50.00
CD of scanned township index maps	\$ 20.00
Digital copy of one Government Township (T_N R_W) or one Civil Township map:	\$ 50.00
periodically updated version (upon request)	\$ 5.00
Digital data special orders: (data sets not listed above)	\$ 20.00

Scan station usage: \$10 / hr. with a \$10 minimum fee. For use only by municipalities other than Chippewa County. Chippewa County is reserved priority usage.

Internet charges: \$120 / year - unlimited use.

Approved by the Land Records Committee: March 19, 2003  
 Approved by the County Board: May 13, 2003 resolution 14-03



**UNITED STATES DEPARTMENT OF COMMERCE**  
**Economics and Statistics Administration**  
**U.S. Census Bureau**  
Regional Office  
Westchester, IL 60154-5800

October 28, 2004

Mr. Mitchell Clark  
GIS Coordinator  
Chippewa County Land Records Dept.  
711 North Bridge Street, Room 5  
Chippewa Falls, Wisconsin 54729

CO55017  
TED ID 507369

Dear Mr. Clark:

Thank you for providing the U.S. Census Bureau with your geospatial file for Chippewa County, Wisconsin. The Census Bureau has determined that the coordinate data contained in the road centerline file you provided meets the Census Bureau's positional accuracy standards for use in an automated update of the TIGER database.

The attached documents provide additional information on the road centerline file you provided.

- The first document outlines the procedures the Census Bureau used to evaluate and test the file you submitted for geographic accuracy.
- The second document contains detailed results of the evaluation based on CE95 standards.

Once the coordinate accuracy in the TIGER database has been updated using your geospatial file, we will provide you with an updated version of TIGER/Line® for your own use.

The Census Bureau appreciates and values your partnership and looks forward to working with you as we prepare for Census 2010. If you have any questions regarding the methods used to evaluate your file or the results of our evaluation, please contact Gail A. Krmeneč at (708) 562-1738 or Scott Deuel or Linda Gray at (708) 531-0553.

Sincerely,

Stanley D. Moore  
Regional Director

Enclosures

U S C E N S U S B U R E A U  
*Helping You Make Informed Decisions*

[www.census.gov](http://www.census.gov)

