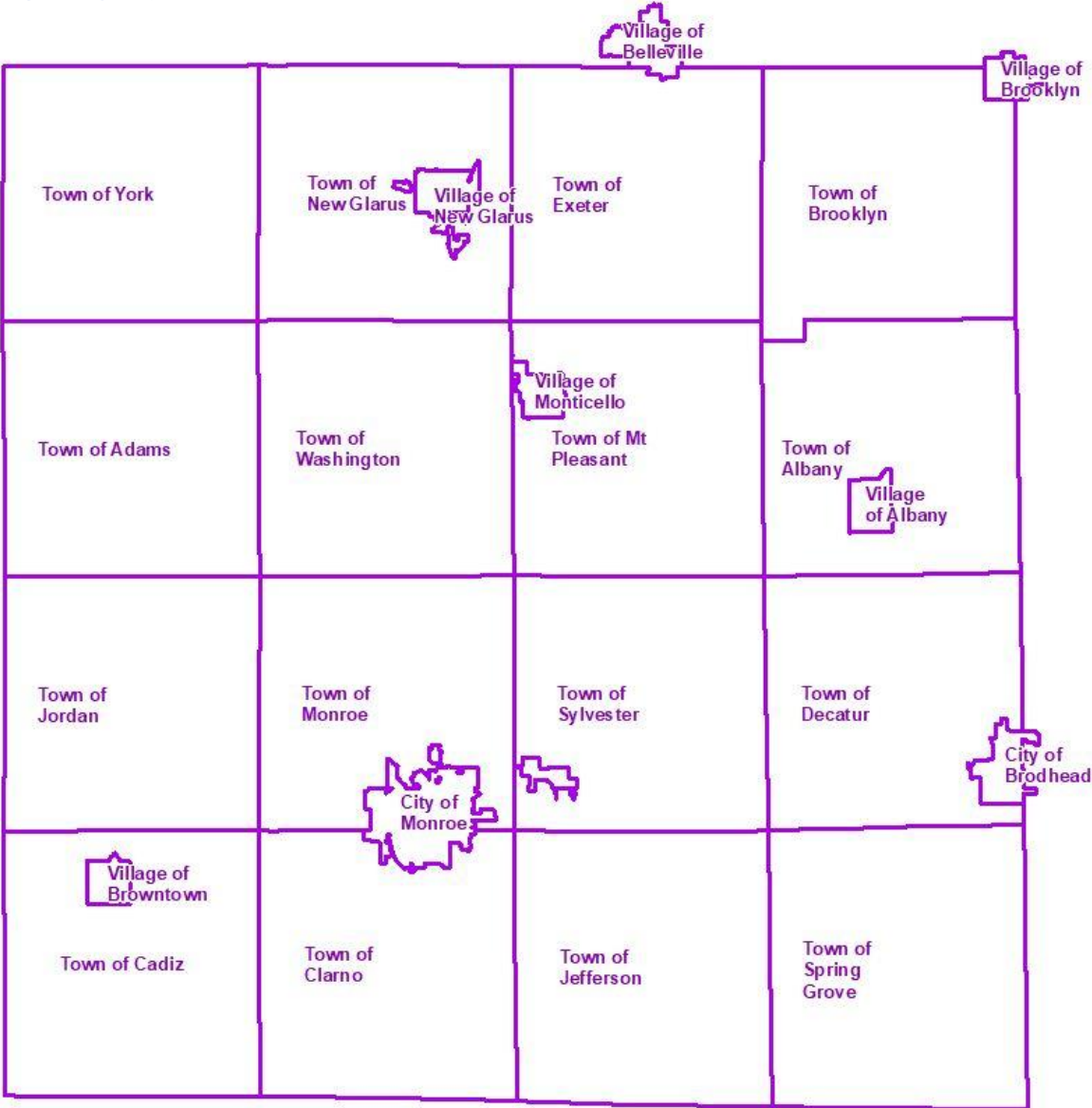


Green County Land Information Plan 2025-2027



**Wisconsin Land Information Program
Wisconsin Department of Administration
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www.doa.wi.gov/WLIP

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EXECUTIVE SUMMARY

About this Document. This document is a land information plan for Green County prepared by the land information officer (LIO) and the Green County land information council. Under state statute 59.72(3)(b), a “**countywide plan for land records modernization**” is required for participation in the Wisconsin Land Information Program (WLIP). The purpose of this document is twofold: 1) to meet WLIP funding eligibility requirements necessary for receiving grants and retaining fees for land information, and 2) to plan for county land records modernization in order to improve the efficiency of government and provide improved government services to businesses and county residents.

WLIP Background. The WLIP, administered by the Wisconsin Department of Administration, is funded by document recording fees collected by register of deeds at the county-level. In 2023, Green County was awarded \$105,448 in WLIP grants and retained a total of \$43,696 in local register of deeds document recording fees for land information.

This plan lays out how funds from grants and retained fees will be prioritized. However, as county budgets are determined on an annual basis with county board approval, this plan provides estimated figures that are subject to change and are designed to serve planning purposes only.

Land Information in Green County. Land information is central to county operations, as many departments benefit from, and rely on, accurate and up-to-date geospatial data and land records to aid in their decision-making. The Green County land information system integrates land ownership data, political boundaries, and physical landscape information into one geographically aware database. County employees access this data via web mapping applications for day-to-day use and can request custom products from the Land Information Office on an individual project basis.

Mission of the Land Information Office. In the next three years, Green County’s Land Information Office strives to be recognized for its exceptional web mapping site, gains in governmental efficiencies by broadening the utilization of GIS, improvements in parcel mapping accuracy, and responsiveness to meeting the land records needs of residents and businesses.

Land Information Office Projects (Summary). To realize this mission, in the next three years, the county land information office will focus on the following projects:

Green County Land Information Projects: 2025-2027	
Benchmark 4	PLSS
Project #1	Maintenance; Parcel Database/Mapping
Project #2	County Road Signs Inventory
Project #3	Review Acreages along Meanders/Rivers; “Gaps”
Project #4	Building Footprints
Project #5	(County) Departments Support
Project #6	Ascent Land Records Suite (LRS) “Tags”
Project #7	Upgrades; Migrations; GIS Hosting and Web Applications
Project #8	Administration; Land Information Office

The remainder of this document provides more details on Green County and the WLIP, summarizes current and future land information projects, and reviews the county’s status in completion and maintenance of the map data layers known as Foundational Elements.

1 INTRODUCTION

In 1989, a public funding mechanism was created whereby a portion of county register of deeds document recording fees collected from real estate transactions would be devoted to land information through a new program called the Wisconsin Land Information Program (WLIP). The purpose of the land information plan is to meet WLIP requirements and aid in county planning for land records modernization.

The WLIP and the Land Information Plan Requirement

In order to participate in the WLIP, counties must meet certain requirements:

- Update the county's land information plan at least every three years
- Meet with the county land information council to review expenditures, policies, and priorities of the land information office at least once per year
- Report on expenditure activities each year
- Submit detailed applications for WLIP grants
- Complete the annual WLIP survey
- Subscribe to DOA's land information listserv
- Coordinate the sharing of parcel/tax roll data with the Department of Administration in a searchable format determined by DOA under s. 59.72(2)(a)

LAND INFORMATION

Any physical, legal, economic or environmental information or characteristics concerning land, water, groundwater, subsurface resources or air in this state.

'Land information' includes information relating to topography, soil, soil erosion, geology, minerals, vegetation, land cover, wildlife, associated natural resources, land ownership, land use, land use controls and restrictions, jurisdictional boundaries, tax assessment, land value, land survey records and references, geodetic control networks, aerial photographs, maps, planimetric data, remote sensing data, historic and prehistoric sites and economic projections.

– Wis. Stats. section 59.72(1)(a)

Any grants received and fees retained for land information through the WLIP must be spent consistent with the county land information plan.

The Statewide Parcel Map Initiative

For Strategic Initiative grant eligibility, counties are required to apply WLIP funding toward achieving certain statewide objectives, specified in the form of "benchmarks." Benchmarks for parcel data—standards or achievement levels on data quality or completeness—were determined through a participatory planning process. Current benchmarks are detailed in the WLIP grant application, as will be future benchmarks.

WLIP Benchmarks

- Benchmark 1 & 2 – Parcel and Zoning Data Submission/Extended Parcel Attribute Set Submission
- Benchmark 3 – Completion of County Parcel Fabric
- Benchmark 4 – Completion and Integration of PLSS

More information on how Green County is meeting these benchmarks appears in the Foundational Elements section of this plan document.

County Land Information System History and Context

1989: Passage of statutory act creating the Wisconsin Land Information Board

1990: Land Records Modernization Planning started as a result of 1989 statutory act

- Original goals included the creation of a CADD parcel map, mapping of zoning data, digitization of pertinent land records documents, and acquisition of aerial photography.

1999: First major rewrite of the county's Land Records Modernization Plan

- Accomplishments up to this point included:
 - Completion of County Remonumentation Plan (1996)
 - Implementation of a document imaging system containing 33,350 documents (1996)
 - Acquisition of digital aerial photography, countywide 10 foot contours, hydrography centerlines and road centerlines (1995-1996)
- Goals in 1999 Land Records Modernization Plan:
 - Begin parcel mapping in CADD/GIS
 - Integrate WLIB parcel numbering system into existing tax database
 - Establish interdepartmental data sharing network
 - Mapping of zoning data and acquisition of soils dataset

2005: New version of Land Records Modernization Plan

- Accomplishments between 1999 and 2005 plans
 - Completion of parcel mapping for entire county (2004)
 - Completion of address mapping for entire county (2004)
 - 108,354 documents digitized and stored in document imaging system
 - School district and supervisory district GIS datasets created (2005)
- Goals in 2005 Land Records Modernization Plan
 - Geocode road centerlines to allow linear referencing of assets
 - Make data available online: Register of Deeds scanned documents, zoning information, and survey records
 - Create Emergency Services and Fire District GIS datasets

2010: New version of Land Records Modernization Plan

- Accomplishments between 2005 and 2010 plans
 - Parcel data converted from CAD to Esri Geodatabase format
 - Implementation of Esri workgroup SDE in SQL Server Express
 - New Land Records System adopted to manage land ownership and tax data
 - GIS capabilities and land records data being used by other departments to make work more efficient
- Goals in 2010 Land Records Modernization Plan
 - Expand use of web delivered GIS resources for focused, specific departmental use
 - Improve land information base map by integrating high quality control coordinates into existing GIS
 - Enhance data used by Emergency Management and the Sheriff's Department for 911 dispatching and record keeping

2016: New version of Land Records Modernization Plan; amended mid-2016

- Accomplishments between 2010 and 2016 plans
 - Internal GIS position created
 - Searchable format met for parcel data
 - Complete PLSS tie-sheet scanning and near-complete database population
 - Update of Land Records webpage and creation of public and department-specific apps
 - Review of mapping concerning annexations and school district "islands"
 - Review of county zoning map
- Goals in 2016 Land Records Modernization Plan
 - Improve parcel mapping positional accuracy
 - Further the use of web mapping applications by county departments and the public by increased support and tailoring of products

2019: New version of Land Records Modernization Plan

- Accomplishments between 2016 and 2019 plans
 - Perpetuation of PLSS section corners, remonumentation on county border
 - Automated PDF parcel maps used by assessors
 - Groundwater study assistance, locating of wells by construction reports

- Mapping of all government/fractional lots
- Mapping of farmland preservation, CREP lands for conservation purposes
- Completion of subdivision and condominium plat scanning and mapping
- Review of school district boundaries against parcel dataset
- Review of zip code references in site addresses, road centerlines
- 2017 aerial photo (WROC), improved-accuracy PLSS locations by aerial photo/tie-sheet comparison (intermediate, pre-survey solution allowing validation/completion of PLSS database/platform)
- 911 data validation for Sheriff/dispatch
- Goals in 2019 Land Records Modernization Plan
 - Completion of RE tax parcel mapping, 100% of parcels
 - Work toward 100% PLSS remonumentation inclusive of survey grade coordinates
 - Background updates, upgrades per web maps and servers
 - Parcel-related mapping beyond tax parcels, including right-of-way, railroad ROW
 - Migration to Esri Parcel Fabric, horizontal accuracy improvements

2022: New version of Land Records Modernization Plan

- Accomplishments between 2019 and 2022 plans
 - Parcels data maintenance and error corrections, 100% RE parcels mapped
 - Horizontal accuracy improvements integrating survey PLSS into parcels
 - Census new construction program participation
 - Redistricting mapping assistance
 - County highway culvert inventory data collection
 - Plats of survey mapping completion
 - Updates to web applications and website
 - Migration to new servers
 - Assistance to public and municipalities regarding land records questions
 - Depth to water table map, hydrography updates
- Goals in 2022 Land Records Modernization Plan
 - Maintenance, Parcel Database / Mapping
 - Next Generation 9-1-1 GIS
 - Updates, upgrades, web maps, new hardware
 - Right-of-way mapping including Railroad right-of-way
 - Aerial photo, LiDAR, and derivative datasets
 - County departments support
 - Survey lots QC and indexing per parcel / LRS "tags"
 - Administration, Land Information Office
- Accomplishments between 2022 and 2025 plans
 - Perpetuation of PLSS section corners, completing the NW four townships
 - QL2 LiDAR flight making use of USGS funding, derivative DEM, DSM, contours, breaklines
 - Policy and implementation; tax parcel acreages and BFIs on leased land
 - New large-format plotter/scanner
 - Recreational trails mapping including snowmobile trails
 - Storm damage assessment Survey 123 setup, wells database refresh
 - GNSS and ArcGIS Field Maps, setups, including for new site address collection
 - NG9-1-1 data standard implementation, project planning and contract procurement (making use of DMA grant)

Wisconsin Act 10: Biennial state budget for 2011-2013 creates requirement for county land information council.

Wisconsin Act 20: Biennial state budget for 2013-2015 creates statutory directives for state and local governments to coordinate on development of a statewide digital parcel map. In addition, Act 20 mandates the creation of a funding source for strategic WLIP investments. The first strategic WLIP

investment (“Strategic Initiative Grant”) is designed to help local governments meet the requirements of the statewide digital parcel map.

County Land Information Plan Process

County land information plans were initially updated every five years. However, as a result of Act 20, counties must update and submit their plans to DOA for approval every three years. The 2025-2027 plan is to be completed at the end of 2024.

County Land Information Plan Timeline

- DOA release of finalized instructions by March 31, 2024.
- **April–September 2024:** Counties work on land info plans.
- **Draft plans due to DOA by September 30, 2024** (but sooner is advised).
- **Final plans with county land info council approval due by December 31st, 2024.**

Plan Participants and Contact Information

Another requirement for participation in the WLIP is the county land information council, established by legislation in 2010. The council is tasked with reviewing the priorities, needs, policies, and expenditures of a land information office and advising the county on matters affecting that office.

According to s. 59.72(3m), Wis. Stats., the county land information council is to include:

- Register of Deeds
- Treasurer
- Real Property Lister or designee
- Member of the county board
- Representative of the land information office
- A realtor or member of the Realtors Association employed within the county
- A public safety or emergency communications representative employed within the county
- County surveyor or a registered professional land surveyor employed within the county
- Other members of the board or public that the board designates

The land information council must have a role in the development of the county land information plan, and DOA requires county land information councils to approve final plans.

This plan was prepared by the county LIO, with Green County Land Information Council oversight and consideration.

Green County Land Information Council and Plan Workgroup

Name	Title	Affiliation	Email	Phone
+ Robert Sommers	GIS Specialist / Land Information Officer	Green County Treasurer's Office	rsommers@greencountywi.org	608-328-9635
+ Sherri Hawkins	Treasurer / Real Property Lister designee	Green County Treasurer's Office	shawkins@greencountywi.org	608-328-9435
+ Cindi Meudt	Register of Deeds	Green County Register of Deeds Office	cmeudt@greencountywi.org	608-328-9439
+ Richard Thoman	County Board Member / LIC chair	Green County Board	rthoman@greencountywi.org	608-293-6870
+ Mark Gundlach	County Board Member / LIC vice-chair	Green County Board	mgundlach@greencountywi.org	608-577-3548
+ Nick Hartwig	County Board Member	Green County Board	nhartwig@greencountywi.org	608-329-7504
+ Melissa Even	County Board Member	Green County Board	meven@greencountywi.org	608-426-4684
+ Sam Wilke	County Board Member	Green County Board	swilke@greencountywi.org	608-371-4506
+ Cody Kanable	Sheriff / Public Safety Representative	Green County Sheriff's Office	kanablec@greensheriff.com	608-328-9617
+ Melissa Thompson	Realtor Representative	First Weber Hedeman Group	melissathompsonrealtor@gmail.com	608-558-5151
+ Hans Justeson	Registered Professional Land Surveyor	JSD Professional Services, Inc.	hans.justeson@jsdinc.com	608-848-5060

+ Land Information Council Members designated by the plus symbol

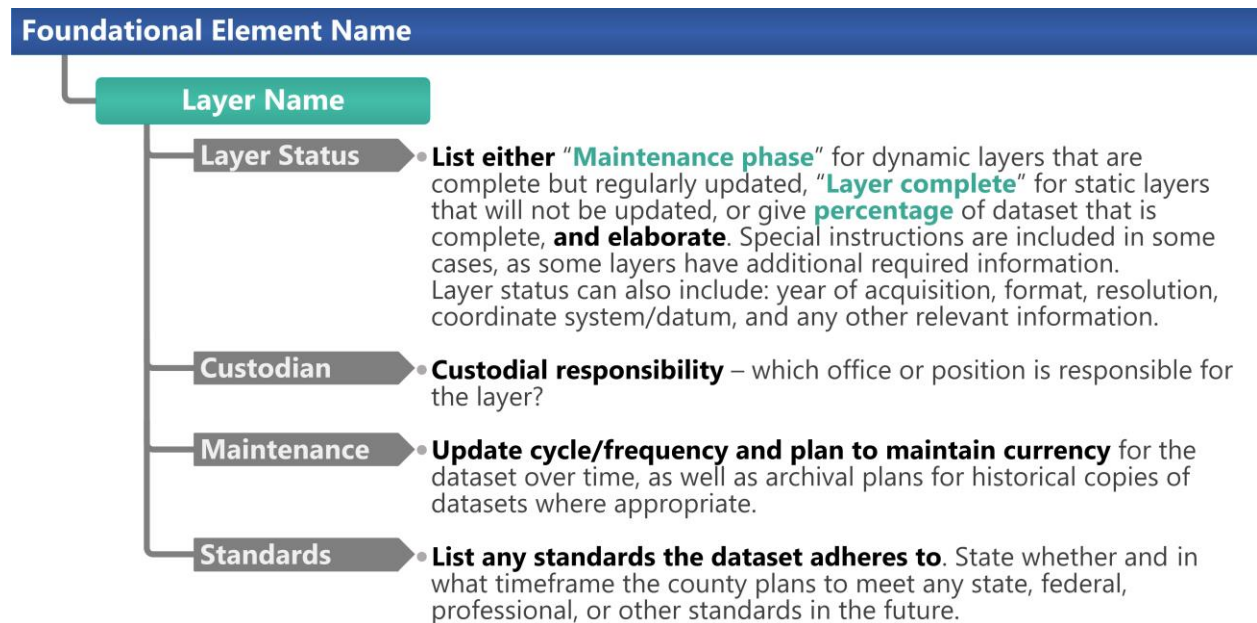
2 FOUNDATIONAL ELEMENTS

Counties must have a land information plan that addresses development of specific datasets or map layer groupings historically referred to as the WLIP Foundational Elements. Foundational Elements incorporate nationally-recognized “Framework Data” elements, the major map data themes that serve as the backbone required to conduct most mapping and geospatial analysis.

In the past, Foundational Elements were selected by the former Wisconsin Land Information Board under the guiding idea that program success is dependent upon a focus for program activities. Thus, this plan places priority on certain elements, which must be addressed in order for a county land information plan to be approved. Beyond the county’s use for planning purposes, Foundational Element information is of value to state agencies and the WLIP to understand progress in completion and maintenance of these key map data layers.

FOUNDATIONAL ELEMENTS

PLSS
Parcel Mapping
LiDAR and Other Elevation Data
Orthoimagery
Address Points and Street Centerlines
Land Use
Zoning
Administrative Boundaries
Other Layers



PLSS

Public Land Survey System Monuments

Layer Status

PLSS Layer Status

	Status/Comments
Number of PLSS corners (section, ¼, meander) set in original government survey that can be remonumented in your county	<ul style="list-style-type: none"> ~2070
Number and percent of PLSS corners capable of being remonumented in your county that have been remonumented	<ul style="list-style-type: none"> ~2070 or greater than 95% - during the 1970s-1990s the entire county was remonumented, pre GPS/GNSS
Number and percent of remonumented PLSS corners with survey grade coordinates (see below for definition) <ul style="list-style-type: none"> SURVEY GRADE – coordinates collected under the direction of a Professional Land Surveyor, in a coordinate system allowed by 236.18(2), and obtained by means, methods and equipment capable of repeatable 2 centimeter or better precision SUB-METER – point precision of 1 meter or better APPROXIMATE – point precision within 5 meters or coordinates derived from public records or other relevant information 	<ul style="list-style-type: none"> ~952 or 46% at end of 2024
Number of survey grade PLSS corner coordinates integrated into county digital parcel layer (see definition of PLSS integration on page 31)	<ul style="list-style-type: none"> ~705 or 34% at end of 2024
Number and percent of non-survey grade PLSS corners integrated into county digital parcel layer	<ul style="list-style-type: none"> ~0 or 0% (previous plan versions reported the number of corners not integrated)
Tie sheets available online?	<ul style="list-style-type: none"> Yes. https://ascent.greencountywi.org/LandRecords/Survey/PlssCorner#/CornerSearch
Percentage of remonumented PLSS corners that have tie sheets available online (whether or not they have corresponding coordinate values)	<ul style="list-style-type: none"> 100%
Percentage of remonumented PLSS corners that have tie sheets available online (whether or not they have corresponding coordinate values) and a corresponding URL path/hyperlink value in the PLSS geodatabase	<ul style="list-style-type: none"> 100%
PLSS corners believed to be remonumented based on filed tie-sheets or surveys, but do not have coordinate values	<ul style="list-style-type: none"> 0. All have at least approximate coordinates
Approximate number of PLSS corners believed to be lost or obliterated	<ul style="list-style-type: none"> ~104 or 5% based on how many contracted corners have needed to be reset, and how many corners have not been contracted for yet (many have not been visited in a long time)
Which system(s) for corner point identification/ numbering does the county employ (e.g., the Romportl point numbering system known as Wisconsin Corner Point Identification System, the BLM Point ID Standard, or other corner point ID system)?	<ul style="list-style-type: none"> Pseudo-Romportl and "Green Co ROD," which is a number 1 through 16 for each PLSS township followed by a hyphen and a number between 1 and 133. 1 = NE most corner in township and 133 = the SW most corner in township. Second number component is assigned by zig-zagging across the township along the north line of sections then back along the E-W quarter lines of sections. Section center IDs are identical to W quarter corner IDs followed by an "A," (e.g. 1-133A).
Does the county contain any non-PLSS areas (e.g., river frontage long lots, French land claims, private claims, farm lots, French long lots, etc.) or any special situations regarding PLSS data for tribal lands?	<ul style="list-style-type: none"> No
Total number of PLSS corners along each bordering county	<ul style="list-style-type: none"> 192 PLSS corners along all bordering counties. 47 along Rock County line. 50 along Dane County line. 7 along Iowa County line. 43 along Lafayette County line. 45 along Stephenson County (IL) line. 5 along Winnebago County (IL) line.
Number of PLSS corners remonumented along each county boundary	<ul style="list-style-type: none"> 192
Number of PLSS corners remonumented along each county boundary with survey grade coordinates	<ul style="list-style-type: none"> 47, 50, 7, 43, 45, 5.
In what ways does your county collaborate with or plan to collaborate with neighboring counties for PLSS updates on shared county borders?	<ul style="list-style-type: none"> Some of the border corners involve a neighbor county's tie-sheet as source. This applies to 4 corners determined to be the same by comparison of notes/references contained.

Custodian

- Land Information Office.

Maintenance

- Green County hopes to eventually have survey grade coordinates on all PLSS corners. In pursuit of this goal, Green County started with its borders. Then it identified the townships where “approximate” coordinate information was believed to be the least accurate. Those townships have been surveyed now, and Green County is proceeding township by township still, but tackling the county in “quadrants.” The NW quadrant is complete at the end of 2024, and we are moving on to the SE quadrant.

Standards

- Statutory Standards for PLSS Corner Remonumentation
 - s. 59.74, Wis. Stats. Perpetuation of section corners, landmarks.
 - s. 60.84, Wis. Stats. Monuments.
 - ch. A-E 7.08, Wis. Admin. Code, U.S. public land survey monument record.
 - ch. A-E 7.06, Wis. Admin. Code, Measurements.
 - s. 236.15, Wis. Stats. Surveying requirement.
- North American Terrestrial Reference Frame of 2022 (NATRF2022)
- SURVEY GRADE standard from Wisconsin County Surveyor’s Association:
 - **SURVEY GRADE** – coordinates collected under the direction of a Professional Land Surveyor, in a coordinate system allowed by 236.18(2), and obtained by means, methods and equipment capable of repeatable 2 centimeter or better precision
 - **SUB-METER** – point precision of 1 meter or better
 - **APPROXIMATE** – point precision within 5 meters or coordinates derived from public records or other relevant information

Other Geodetic Control and Control Networks

e.g., HARN, Height Mod., etc.

Layer Status

- Green County does not have any control network layers.

Parcel Mapping

Parcel Geometries

Layer Status

- **Progress toward completion/maintenance phase:** In Green County, 100% of the county’s real estate parcels are available in a commonly-used digital GIS format and made publicly available (Esri File Geodatabase and ArcGIS Server map service).
- Parcel Polygons are maintained with only the Parcel Number attribute, then joined to an export from the County’s enterprise tax system (Transcendent) for publication
- **Projection and coordinate system:** NAD 1983 HARN Wisconsin CRS Green (US Feet)
- **Integration of tax data with parcel polygons:** The County’s parcel polygons directly integrate with tax/assessment data as parcel attributes.
Online Parcel Viewer Software/App and Vendor name: Esri Map Viewer – hosted internally on ArcGIS Enterprise, implemented and maintained in-house.
- **Unique URL path for each parcel record:** Yes, a stable URL for each. Mapping URL only lists owner name, site address, deeded acres, and a link to the tax system parcel (Land Records System URL). Land Records System URL includes much more information. “Values” are not directly exportable from the single mapping URL. “Values” are printable from the Land Records System, but not exportable (tabular) and not printable as one master/comprehensive “table.”

Custodian

- Land Information Office.

Maintenance

- **Update Frequency/Cycle.** Parcel polygons are updated nightly.

Standards

- **Data Dictionary:** Metadata document is FGDC compliant and contains thorough definitions for each element/attribute name, and explanations of any county-specific notations, particularly for parcel attributes listed by s. 59.72(2)(a)

Parcels Without Land Value

Layer Status

- **Number of parcels without a land value recorded to-date:** 0 as of 09/30/2024.
- **County geolocates/maps parcels for improvements only and without a land value by:** By creating new polygons and parcel stacking.

Act 12 of 2023 amended sec. 70.17(1), Wis. Stats and removed the option of assessing improvements on leased land as personal property.

According to the Department of Revenue, state law provides two processes to list and value buildings, improvements, and fixtures that are on leased land, exempt land, forest cropland and managed forest land along with mobile homes not subject to a parking permit fee or otherwise exempt.

a. Under sec. 70.03, Wis. Stats. – update the existing parcel's listing and value to include all buildings, improvements, and fixtures.

b. Under secs. 70.17(3) or 70.27, Wis. Stats. – create a separate parcel for the buildings, improvements, and fixtures. Sec. 70.17(3) provides for a real property assessment with only an improvement value.

Assessment/Tax Roll Data

Layer Status

- **Progress toward completion/maintenance phase:** N/A.
- **Tax Roll Software/App and Vendor name:** Ascent Land Records Suite / vendor Transcendent Technologies
- **Municipal Notes:** N/A. Each municipality is responsible for their assessment and tax roll data. Assessment data is submitted to the county every year. The tax roll is maintained by the county on a daily basis but each municipality is ultimately responsible for it.

Custodian

- Treasurer's Office.
- Land Information Office.

Maintenance

- **Maintenance of the Searchable Format standard:**
Ownership information is updated daily.
Tax Data is updated daily.
Assessment data is updated annually.

To maintain the Searchable Format standard, the County utilizes an "LRS export" script it has created. This script does not result in all format requirements being met, but with the assistance of tools built to handle "mis-formats" (post export), Searchable Format is achieved.

- **Searchable Format Workflow:**

The county maintains parcel/tax roll data in the Searchable Format or close enough to the Searchable Format that **little to no human labor is required** for the annual submission of parcel/tax roll data to DOA.

Post-export formatting amounts to \$300 or less in in-house time.

Standards

- Wisconsin Department of Revenue Property Assessment Manual and attendant DOR standards
- DOR XML format standard requested by DOR for assessment/tax roll data
- Largely exportable to "Searchable Format" for Statewide Parcel Map Initiative.
- s. 73.03(2a), Wis. Stats. Department of Revenue (DOR) – Powers and duties defined.
- s. 59.72(2)(a), Wis. Stats. Presence of all nine "Act 20" attributes
- s. 59.72(2)(a), Wis. Stats. Crosswalk of attributes

Act 20 Attributes Required by s. 59.72(2)(a)	Field Name(s) in County Land Info System	Notes on Data or Exceptions to DOR Standard
Assessed value of land	LVALUE	
Assessed value of improvements	IVALUE	
Total assessed value	TVALUE	
Class of property, as specified in s. 70.32 (2)(a)	STA_ASSMT_CD	
Estimated fair market value	ESTD_FAIR_GEN_VAL	
Total property tax	CUR_YR_NET_TAX	
Any zoning information maintained by the county		Zoning information is maintained in a standalone dataset
Any property address information maintained by the county	SITEADD	
Any acreage information maintained by the county	TAXAC	

Non-Assessment/Tax Information Tied to Parcels

e.g., Permits, Easements, Non-Metallic Mining, Brownfields, Restrictive Covenants

Layer Status

- Sanitary/Sewer and Zoning Permits
- Both permits are reviewed and granted by the Land Use and Zoning Department. When a permit is granted it is tied to the appropriate parcel.

Custodian

- Land Use and Zoning.

Maintenance

- Land Use and Zoning.

Standards

- Land Use and Zoning Department follows appropriate rules/codes set forth by Federal, State, and Local governments. The department enforces rules/codes where it has authority.

ROD Real Estate Document Indexing and Imaging

Layer Status

- **Grantor/Grantee Index:** All Index Pages scanned.
- **Tract Index**
 - Electronic grantor/grantee indexing complete back to ~1966.
 - Electronic PLSS-based indexing complete back to ~1994.
 - Electronic indexing inclusive of PIN ~2000 and forward.

- **Imaging:** B/W TIF format. All recorded documents with legal descriptions (non-vitals) scanned (imaged) back to 1836 (beginning) with exception to “mortgage books” pre-1936.
- **ROD Software/App and Vendor Name:** Laredo/Tapestry – from contractor/vendor Fidar. Quarterly fee based on volume.

Custodian

- Register of Deeds.

Maintenance

- Every day / Time-sensitive / ongoing. Working backwards on pre-digital recordings.

Standards

- s. 59.43, Wis. Stats. Register of deeds; duties, fees, deputies.
- ch. 706, Wis. Stats. Conveyances of real property; Recording; Titles.

LiDAR and Other Elevation Data

LiDAR

Layer Status

- **Most recent acquisition year:** 2022
- **Accuracy:** Vertical root mean square error (RMSE) of 0.05 ft.
- **Post spacing:** 1 meter, approximately 2 PPSM (points per square meter).
- **Contractor’s standard, etc.:** Meeting or exceeding 3DEP QL2.
- **Next planned acquisition year:** N/A.
- **QL1/QL2 acquisition plans:** No plans for QL1 at this time.

Custodian

- Land Information Office.

Maintenance

- None.

Standards

- USGS Lidar Base Specification

LiDAR Derivatives

e.g., **Bare-Earth Digital Terrain Model (DTM), Bare-Earth Elevation Contours, Bare-Earth Digital Elevation Model (DEM), Digital Surface Model (DSM), Hydro-Enforced DEMS, etc.**

Layer Status

- 2022-based deliverables included digital elevation model, digital surface model, 1 ft contours, hydro breaklines, and base classified points.
- 2011 deliverables included digital elevation model, 2 ft contours, hydro breaklines, bare earth and base classified points. A hillshade was also produced in-house.

Custodian

- Land Information Office.

Maintenance

- None.

Standards

- See agreements signed by Green County and Ayres Associates, dated November 28, 2022 and November 9, 2010.

Orthoimagery

Orthoimagery

Layer Status

- **Most recent acquisition year:** 2020.
- **Resolution:** 12-inch.
- **Contractor's standard:** 4.8 feet at 95% confidence level according to ASPRS.
- **Next planned acquisition year:** Unknown (funding is limited). Green County will assess its orthoimagery needs in the next couple years.

Custodian

- Wisconsin Regional Orthoimagery Consortium (WROC).

Maintenance

- None.

Standards

- WROC 2020.

Historic Orthoimagery

Layer Status

- 2017, 6", Color & Near-Infrared (band 4) Aerial Photo
- 2010, 18", Color Aerial Photo
- 2005, 18", Black & White Aerial Photo
- 1995, 1M, Black & White Aerial Photo

Custodian

- Land Information Office.

Maintenance

- None.

Standards

- WROC standards as applicable to each photo's date.

Other Types of Imagery

e.g., **Oblique Imagery, Satellite Imagery, Infra-red, etc.**

Layer Status

- Green County has no oblique imagery, but will assess the EagleView/Pictometry product in the next couple years.

Address Points and Street Centerlines

Address Point Data

Layer Status

- Complete. However, regarding NG9-1-1, this layer is in development (active project).

Custodian

- Land Information Office (supported by the Sheriff's Department and Land Use and Zoning).
- Motorola.
- Geo-Comm under contract (NG9-1-1).

Maintenance

- Address Points are updated Quarterly per Motorola Computer Aided Dispatch (CAD) needs.

Standards

- Met LinkWisconsin requirements.
- Intend to ultimately realize the Wisconsin NG9-1-1 GIS Data Standard (close).

Building Footprints

Layer Status

- Incomplete.

Custodian

- N/A.

Maintenance

- Green County intends to develop this layer utilizing digitized polygons from OpenStreetMap (source). The polygons would undergo a stream-lined QC process comparing to the latest aerial photo.

Standards

- N/A.

Other Types of Address Information

e.g., Address Ranges

Layer Status

- Address Ranges are complete; typically theoretical maximum ranges.

Custodian

- Land Information Office (supported by Land Use and Zoning and city and village addressing authorities).

Maintenance

- Quarterly, or as communications received.

Standards

- Local ordinances as applicable.

Street Centerlines

Layer Status

- Complete. Ortho-rectification to the 2017 WROC aerial photo completed in 2024. Centerline data is built to support CAD/dispatch, and Highway Department needs. Regarding NG9-1-1, this layer is in development (active project).

Custodian

- Land Information Office (supported by the Sheriff's Department and Land Use and Zoning).
- Motorola.
- Geo-Comm under contract (NG9-1-1).

Maintenance

- Centerline data is updated as road names are changed and new roads are built.

Standards

- Intend to ultimately realize the Wisconsin GIS NG9-1-1 Data Standard (close).

Rights of Way

Layer Status

- Approximate Rights of Way is mapped, but this layer needs updating to take advantage of the road centerline ortho-rectification project. In general, the goals for the Rights of Way layer need to be reassessed. Perhaps this layer will only be used to support parcel mapping.
- **How maintained:** Rights of Way is a stand-alone layer.

Custodian

- Land Information Office (supported by the Highway Department).

Maintenance

- Rights of Way mapping is mostly updated as time allows at this point, but it is hoped that a more regular update schedule can be applied soon.

Standards

- Rights of Way is ideally mapped to account for DOT transportation plans and municipal plats/resolutions (where applicable).

Trails

e.g., Recreational Trails, Snowmobile Trails

Layer Status

- State, Multi-use, and funded Snowmobile trails are mapped.

Custodian

- Land Information Office (supported by the Clerk's Office and private clubs in the case of snowmobile trails).

Maintenance

- Trails are updated as needed.

Standards

- Permanent trails data is built to support Computer Aided Dispatch (Motorola).

Land Use

Current Land Use

Layer Status

- Complete, but likely out-of-date in many locations.

Custodian

- Southwestern Wisconsin Regional Planning Commission.

Maintenance

- Unknown.

Standards

- Land Use data was developed for the Green County Comprehensive Plan adopted April 18, 2006.

Future Land Use

Layer Status

- Complete, but a new comprehensive plan may be advised/preferable.

Custodian

- Southwestern Wisconsin Regional Planning Commission.

Maintenance

- Unknown.

Standards

- s. 66.1001, Wis. Stats. Comprehensive planning.
- Future land use maps are typically created through a community's comprehensive planning process. Future land use mapping for a county may be a patchwork of maps from comprehensive plans adopted by municipalities and the county. The Green County Comprehensive Plan was adopted April 18, 2006. Individual municipalities may have more recent maps/plans.

Zoning

County General Zoning

Layer Status

- Complete. The County does maintain a GIS representation of county general zoning boundaries.

Custodian

- Land Information Office (supported by Land Use and Zoning).

Maintenance

- Zoning data is updated as needed.

Standards

- Green County Title 4 – Zoning Regulations, Sanitary Code, and Subdivision Regulations.

Shoreland Zoning

Layer Status

- Complete. The County does maintain a GIS representation of county shoreland zoning boundaries.

Custodian

- Land Information Office (supported by Land Use and Zoning).

Maintenance

- Zoning data is updated as needed.

Standards

- Green County Title 4 – Zoning Regulations, Sanitary Code, and Subdivision Regulations.

Farmland Preservation Zoning

Layer Status

- Not administered by county.
 - **Year of certification:** N/A.
 - Green County does have a new 2024 Farmland Preservation Plan adopted December 10, 2024.

Floodplain Zoning

Layer Status

- Not administered by the County.
- The county's floodplain zoning GIS data is the same as/identical to the FEMA map.
- FEMA Flood Insurance Rate Maps (FIRMs) can be changed through "Letters of Maps Change," which is comprised of a few things: Letters of Map Amendment, Letters of Map Revision, and Letters of Map Revision Based on Fill. These are documents issued by FEMA that officially remove a property and/or structure from the floodplain. They are collectively called Letters of Map Change.

Custodian

- Land Information Office (supported by Land Use and Zoning).

Maintenance

- N/A. Statewide parcel map initiative.

Standards

- N/A. Statewide parcel map initiative.

Airport Protection

Layer Status

- Not administered by County. Green County does not have any Airport Protection special purpose zoning.
- **Airport protection zoning map depicts:** General zoning overlay for airport protection. The annual submission for the statewide parcel map initiative simply reflects Green County's jurisdiction.

Custodian

- Land Information Office (supported by Land Use and Zoning).

Maintenance

- N/A. Statewide parcel map initiative.

Standards

- N/A. Statewide parcel map initiative.

Municipal Zoning Information Maintained by the County

e.g., Town, City and Village, Shoreland, Floodplain, Airport Protection, Extra-Territorial, Temporary Zoning for Annexed Territory, and/or Zoning Pursuant to a Cooperative Plan

Layer Status

- The County has no role in maintaining municipal zoning maps presently, but does link its main web mapping applications to online municipal zoning maps when a url is provided by the municipality.
- A couple municipalities exercise an Extraterritorial Review Zone (ETZ), such as the Village of New Glarus.

Custodian

- Each municipality maintains its own zoning data.

Maintenance

- Dependent on the municipality. On occasion, if requested by the municipality, County staff will assist, including in the way of research.

Standards

- Typically respecting parcel lines where applicable. Varies by municipality/ordinance.

Administrative Boundaries

Civil Division Boundaries

e.g., Towns, City, Villages, etc.

Layer Status

- Complete.

Custodian

- Land Information Office.

Maintenance

- Civil Division Boundaries are updated as needed (annexation, detachment, or correction).

Standards

- Relates to the LTSB wards submission/documentation process. Parcel lines and municipal boundaries that are legally coincident are kept geometrically coincident.

School Districts

Layer Status

- **Progress toward completion/maintenance phase:** School District mapping is complete.

- **Relation to parcels:** Parcels attributed, one School District per parcel.
 - **Attributes linked to parcels:** School District codes are populated on each parcel in County Land Records System.

Custodian

- Land Information Office.

Maintenance

- School District mapping is actively maintained.

Standards

- Mapped as a reflection of tax district information in LRS, with any substantial questions receiving input from municipal clerks and school district administrators.

Election Boundaries

e.g., Voting Districts, Precincts, Wards, Polling Places, etc.

Layer Status

- Voting Wards, Supervisory Districts and State Legislative Districts are mapped. Alignment on county border (with neighboring counties) is being reviewed soon.

Custodian

- Land Information Office (supported by the Clerk's Office).

Maintenance

- Voting Wards, Supervisory Districts and State Legislative Districts are updated as needed. Ultimately, Voting Wards data is submitted to LTSB twice annually.

Standards

- LTSB. Ultimately, US Census (for successful redistricting).

Utility Districts

e.g., Water, Sanitary, Electric, etc.

Layer Status

- No utility districts are mapped. At some point, a sanitary district in unincorporated Juda may be mapped.

Emergency Service Boundary – Law/Fire/EMS

Layer Status

- **Law Enforcement:** Law districts are mapped, however, in development for NG9-1-1.
- **Fire:** Fire districts are mapped, however, in development for NG9-1-1.
- **EMS:** EMS districts are mapped, however, in development for NG9-1-1.

Custodian

- Land Information Office (supported by the Sheriff's Department).
- Motorola.
- Geo-Comm under contract (NG9-1-1).

Maintenance

- Updated as needed.

Standards

- Intend to ultimately realize the Wisconsin NG9-1-1 GIS Data Standard (Emergency Service Boundary).

Public Safety Answering Points (PSAP) Boundary

Layer Status

- **PSAP Boundary:** The Sheriff's Department is the primary for all of Green County except for the Brodhead telephone exchange which is covered by the City of Brodhead Police. This situation does not lend itself to a neat-and-tidy geographic boundary definition. Otherwise, the PSAP boundary is simply coincident with the county boundary. In development, active project.

Custodian

- Land Information Office (supported by the Sheriff's Department).
- Geo-Comm under contract.

Maintenance

- Updated as needed.

Standards

- Intend to ultimately realize the Wisconsin NG9-1-1 GIS Data Standard (PSAP Boundary).

Provisioning Boundary

Layer Status

- Green County's Provisioning Boundary is mapped, but under development as we compare to the neighboring PSAPs/counties. Active project.

Custodian

- Land Information Office (supported by the Sheriff's Department).
- Geo-Comm under contract.

Maintenance

- Updated as needed.

Standards

- Intend to ultimately realize the Wisconsin NG9-1-1 GIS Data Standard (Provisioning Boundary).

Other Public Safety

Layer Status

- Law reporting areas are mapped.
- Healthcare Facilities, Nursing Homes, Assisted Living Facilities and Daycare Centers are mapped.

Custodian

- Law reporting areas: Land Information Office (supported by the Sheriff's Department).
- Healthcare Facilities, Nursing Homes, Assisted Living Facilities and Daycare Centers: Land Information Office (supported by Public Health and Emergency Management).

Maintenance

- Law reporting areas are updated as needed.
- Healthcare Facilities, Nursing Homes, Assisted Living Facilities and Daycare Centers are updated as needed (last updated 2024).

Standards

- No formal standards adopted, only that the needs of the departments involved are met.

Lake Districts

Layer Status

- Lake Districts are not mapped. There are no longer any active lake districts in the County.

Native American/Tribal Lands

Layer Status

- There are no known Native American/Tribally-held lands in the County.

Other Administrative Districts

e.g., County Forest Land, Parks/Open Space, etc.

Layer Status

- Drainage Districts are mapped.

Custodian

- Land Information Office (supported by the Green County Drainage Board).

Maintenance

- Drainage Districts are updated as needed.

Standards

- Drainage Districts match current parcel lines per Drainage Board direction.

Other Layers

Hydrography Maintained by County or Value-Added

e.g., Hydrography maintained separately from DNR or value-added, such as adjusted to orthos

Layer Status

- Hydrography is maintained by Green County as two feature classes, one linear, and one polygonal. The linear features are classified as either intermittent or perennial (and this classification is directly borrowed from the hydrography dataset maintained by the DNR).

Custodian

- Land Information Office.

Maintenance

- Updated as errors are identified. Significant updates were made in 2020.

Standards

- Not directly derived from elevation data. Not designed to meet any particular standards at this time.
- USGS Elevation-Derived Hydrography Specifications apply to the hydro breaklines developed from the 2022 LiDAR elevation data.

Cell Phone Towers

Layer Status

- Cell Phone Towers were mapped once in the past decade, an update would be advised.

Custodian

- Land Information Office (supported by the Sheriff's Department).

Maintenance

- Cell Phone Towers are updated as requested.

Standards

- No formal standards adopted.

Bridges and Culverts

Layer Status

- Bridges are mapped.
- Culverts are mapped but need update per GNSS coordinate collection occurring 2018-2022.

Custodian

- Bridges: Land Information Office (supported by the Highway Department).
- Culverts: Land Information Office (supported by the Highway Department).

Maintenance

- Bridge mapping updated as requested/budgeted.
- Culvert mapping updated as requested/budgeted.

Standards

- Bridges: Built to assist with submissions to Highway Structures Information System (HSI)/Agricultural Roads Improvement Program (ARIP) as applicable to 6-20 ft bridges.
- Culverts: No formal standards adopted.

Other/Miscellaneous

e.g., Pipelines, Railroads, Non-Metallic Mining, Sinkholes, Manure Storage Facilities, etc.

Layer Status

- Highway Entrances are mapped but need update per GNSS coordinate collection occurring 2018-2022.
- Quarries are mapped.
- County road signs are mapped based on linear referencing but should be GPS'd.

Custodian

- Highway Entrances: Land Information Office (supported by the Highway Department).
- Quarries: Land Information Office (supported by the Highway Department).
- County road signs: Land Information Office (supported by the Highway Department).

Maintenance

- Highway Entrances are updated as requested/budgeted.
- Quarries are updated as requested/needed.
- County road signs are updated as requested/budgeted.

Standards

- Highway Entrance data is built to support County Highway needs.
- Quarry data is built to support County Highway needs.
- County road data is built to support County Highway needs.

3 LAND INFORMATION SYSTEM

The WLIP seeks to enable land information systems that are both modernized and integrated. Integration entails the coordination of land records to ensure that land information can be shared, distributed, and used within and between government at all levels, the private sector, and citizens.

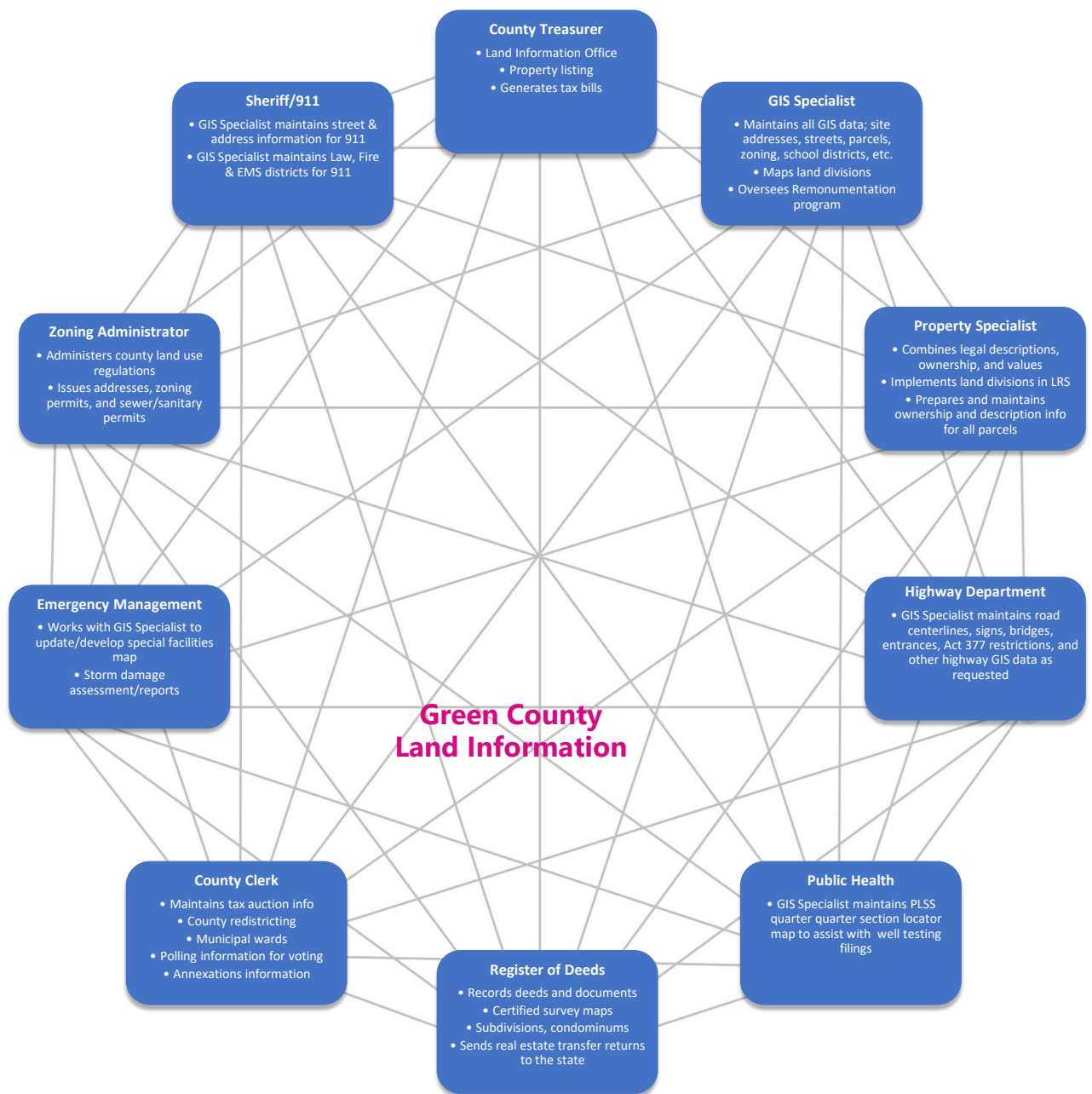
One integration requirement is listed under s. 16.967(7)(a)(1), Wis. Stats., which states that counties may apply for grants for:

- The design, development, and implementation of a land information system that contains and integrates, at a minimum, property and ownership records with boundary information, including a parcel identifier referenced to the U.S. public land survey; tax and assessment information; soil surveys, if available; wetlands identified by the department of natural resources; a modern geodetic reference system; current zoning restrictions; and restrictive covenants.

This chapter describes the design of the county land information system, with focus on how data related to land features and data describing land rights are integrated and made publicly available.

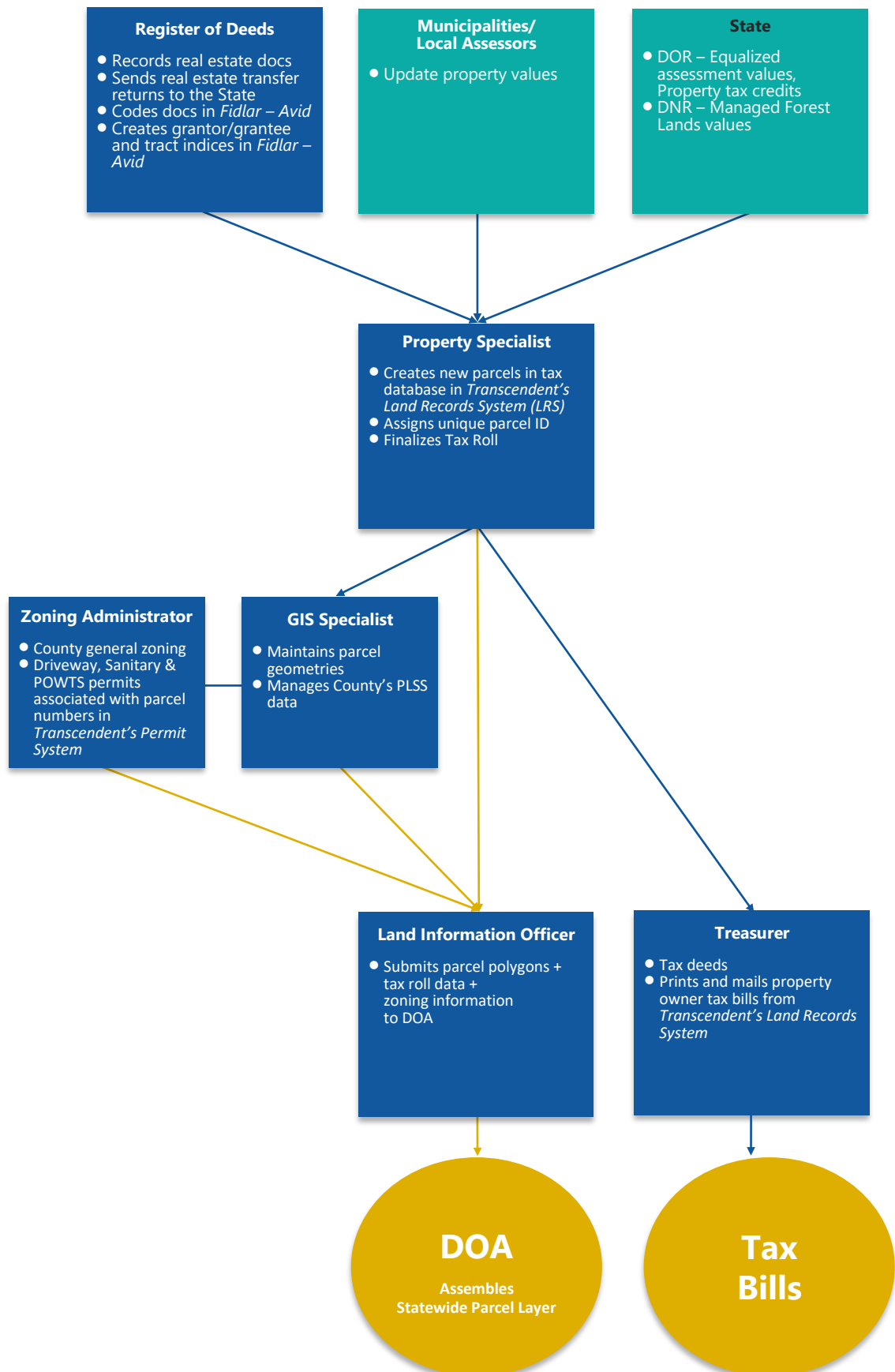
Diagram of County Land Information System

Figure 1. Green County Land Information System



County Parcel Data Workflow Diagram

Figure 2. Green County Parcel + Tax Roll + Zoning Workflow



Technology Architecture and Database Design

This section refers to the hardware, software, and systems that the county uses to develop and operate computer systems and communication networks for the transmission of land information data.

Hardware

- General: servers, desktop computers, plotter, large-format scanner, Trimble GNSS setup, and ArcGIS Field Maps associated cell phones.

Software

- Transcendent / Ascent Land Records Suite.
- Fidlar / Laredo (deeds; image replication).
- Esri (mapping; desktop licenses and ArcGIS Enterprise).
County currently uses ArcGIS Pro: Yes.
County plans to upgrade to ArcGIS Pro: Revisit some historic (ArcMap) MXDs in early 2025.

Website Development/Hosting

- Web mapping applications, Land Records System, and Fidlar/Laredo hosted in-house with redundancies.

Metadata and Data Dictionary Practices

Metadata Creation

- **Metadata creation and maintenance process:** All GIS datasets freely available to the public or designed for long-term, recurring use have updated metadata.

Metadata Software

- **Metadata software:**
 - USGS Metadata Wizard was historically utilized for metadata creation. The product is compliant with the FGDC Content Standard for Digital Geospatial Metadata (CSDGM) and the International Standards Organization (ISO) geographic metadata standard (19115). In more recent times ArcCatalog became the software of choice.
- **Metadata fields manually populated:** Field descriptions must be manually attributed with USGS Metadata Wizard.

Metadata Policy

- **Metadata Policy:** No formal policy exists beyond meeting requirements for state submissions. Metadata creation and maintenance activity has occurred in "spurts", and should receive renewed attention soon.

Municipal Data Integration Process

- The county works with the municipalities to make periodic updates of several GIS datasets; school district boundaries, address points, streets, and voting wards (to name a few). This is in addition to the parcel dataset, which includes assessment and tax data from the municipalities.

Public Access and Website Information

Public Access and Website Information (URLs)

Public Access and Website Information

GIS Webmapping Application(s)

Link - URL	GIS Download Link - URL	Real Property Lister Link - URL	Register of Deeds Link - URL
https://www.greencountywi.org/177/Land-Records-Mapping-Applications	https://landrecords.greencountywi.org/filedownload/Green_Co_GIS.zip	https://ascent.greencountywi.org/LandRecords	https://tapestry.fidlar.com/Tapestry2/

Web Services/REST End Points

URL

<https://landrecords.greencountywi.org/arcgis/rest/services/>

County Webpage with Link to Statewide Parcel Map (www.sco.wisc.edu/parcels/data)

URL

<https://www.greencountywi.org/174/Land-Information-Office>

Data Sharing

Data Availability to Public

Data Sharing Policy

- Green County provides several datasets to the public at no charge: parcels, subdivisions, certified survey maps, plats of survey, municipal boundaries, PLSS sections, lakes, rivers, street centerlines (with address ranges), road ROW polygons, railroads, and address points. This data is available for download from the Land Information Office webpage.
- In addition to the data available at no charge, any member of the public may request custom GIS work/maps at an hourly charge of \$80 per hour.

Open Records Compliance

- In compliance with Wisconsin's Open Records Law, upon request for any record the Green County Land Information Office shall, as soon as practicable and without delay, either fill the request or notify the requester of the Green County Land Information Office's determination to deny the request in whole or in part and the reasons therefore.

Data Sharing Restrictions and Government-to-Government Data Sharing

Data Sharing Restrictions

- Green County provides only public record data to the public. There are no restrictions on how the data may be used, however, Green County makes no guarantees on the accuracy of the data and accepts no liability on its use in other products or applications.

Government-to-Government Data Sharing

- Green County has an Intergovernmental Data Sharing Agreement which governs data sharing between the county and units of local government.

Training and Education

- The Land Information Office offers training to county departments and members of the public in the use of its online GIS and land records system. Green County also maintains membership with the Wisconsin Land Information Association to allow participation in conferences and workshops.

4 CURRENT & FUTURE PROJECTS

This chapter lists the current and future land information projects the county is currently undertaking or intends to pursue over its planning horizon. A project is defined as a temporary effort that is carefully planned to achieve a particular aim. Projects can be thought of as the *means* to achieving the county's mission for its land information system.

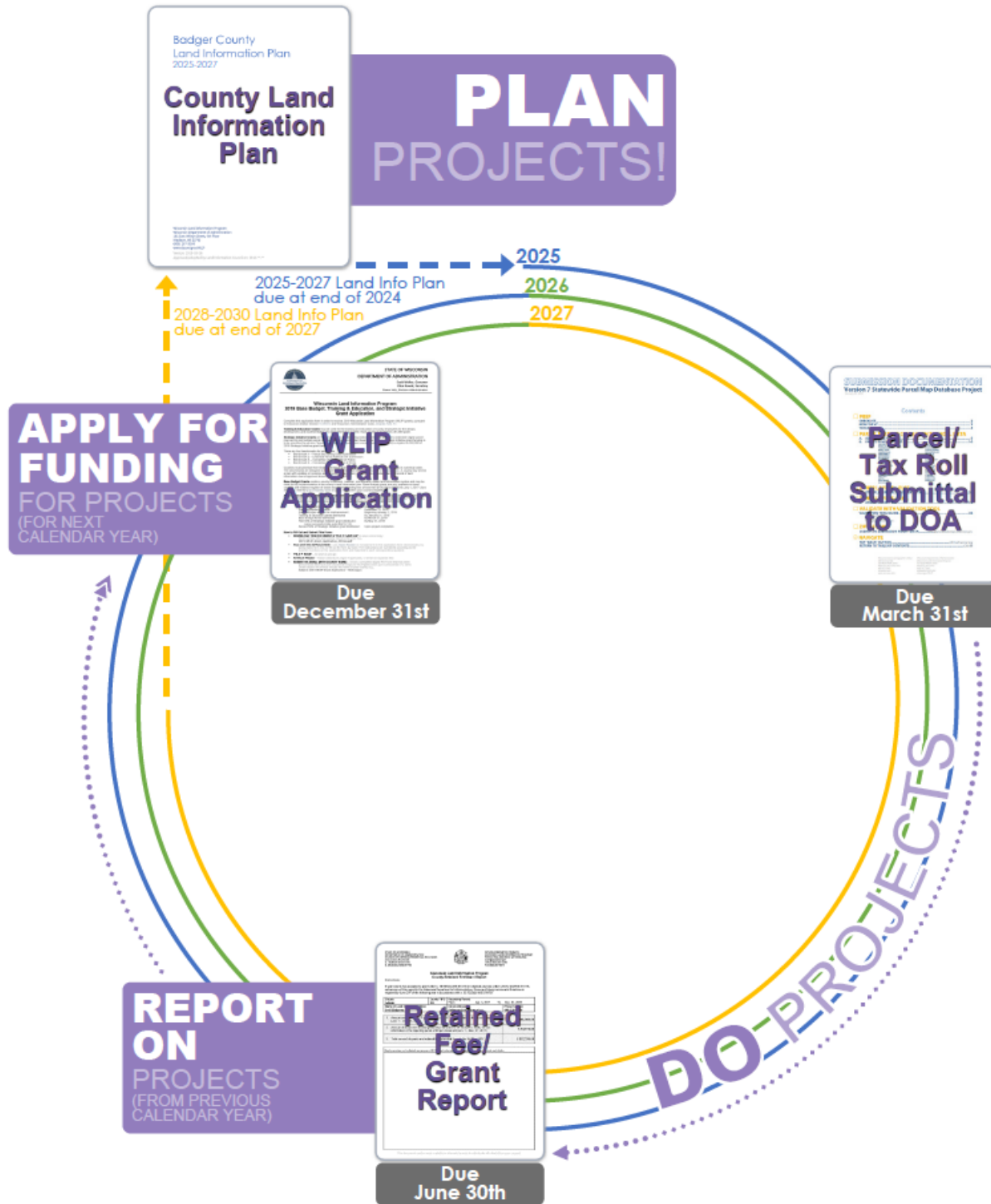


Figure 1. The WLIP Land Information Plan/Grant Project Cycle

Project Plan for PLSS (Benchmark 4)

Project Title: Project Plan for PLSS (Benchmark 4)

Project Description

Current Status

- See [PLSS Layer Status table](#) in Chapter 2.

Planned Approach

- Perform a multiple-year inventory of PLSS corners using contracted surveyor
 - Prioritize based on estimated accuracies in each township, tackling whole townships in progression
 - Require an updated tie-sheet for each corner
- Eventually transition to the Esri Parcel Fabric data model for maintenance mode
 - Migration preparation includes adjustment to improved PLSS locations and elimination of all duplicate/unnecessary vertices- considering not only PLSS locations, but also ortho-rectified road centerlines, right-of-way lines, and COGO dimensions on surveyed lots
 - Create a management plan for the future

PLSS integration. *Integration* means the optimization of the geospatial accuracy of the digital parcel layer which improves the accuracy of where parcel boundary lines are represented on the digital parcel map. In cases where the result would be a materially significant improvement to the geospatial accuracy of the digital parcel layer, parcels have been tied to and, if necessary, adjusted geometrically to the inputted PLSS coordinates. This definition does not imply a restriction on a county's options for integration, whether it is snapping parcel boundary lines to PLSS corner coordinates one corner at a time, entirely redrawing parcel boundaries one survey township at a time, or another chosen approach. (For example, "rubber sheeting" is not required.)

Accuracy classes. Accuracy classes include Survey grade, Sub-meter, and Approximate.

- **Survey grade** – Coordinates collected under the direction of a professional land surveyor, in a coordinate system allowed by s. 236.18(2), and obtained by means, methods and equipment capable of repeatable 2 centimeter or better precision.
- **Sub-meter** – Accuracies of 1 meter or better
- **Approximate** – Accuracies of within 5 meters or to coordinates derived from public records and other relevant information.

Missing Corner Notes

- **Methodology for documenting:** Meander corners are excluded. No documentation.

County Boundary Collaboration

- Retrieved tie-sheets for four shared corners with Dane County.

Business Drivers

- Completion and integration of PLSS will improve the geospatial accuracy of the parcel layer and other county land information system layers.
- This is of benefit to all trying to interpret our maps; Highway, Sheriff / Emergency Management, Land and Water Conservation, Human Services, Public Health, Treasurer, Land Use and Zoning, Register of Deeds, County Clerk.
- Eventual migration to the Esri Parcel Fabric will result in workflow efficiency via the 'control point' concept; related datasets are updated automatically which reduces duplicate effort.
- Increased horizontal/positional accuracy on the online tax parcel map will result in less questions from the public (less confusion).

Objectives/Measure of Success

- **The objective is to meet Benchmark 4 (Completion and Integration of PLSS) by: 2035.**
- **Number of corners to be remonumented and/or rediscovered by 2027:** 312 (2025-2027).
- **Number to have new coordinates established by 2027:** 312 (in years 2025-2027).
- **Accuracy class for these new coordinates by 2027:** SURVEY GRADE.
- **Number of new corner coordinates to be integrated into the parcel fabric by 2027:** 312 (2025-2027).
- **Number of new tie sheets to be posted online by 2027:** 312 (in years 2025-2027).

- Survey grade coordinates on PLSS corners; achieved on the order of 104 per year by area professional land surveyors.
- Full integration of survey grade corner locations with parcel geometries and related map 'layers.'

Project Timeframes

- This project very much depends on funding levels, and due to the substantial expense, can only be envisioned as a many year project at this point.
- Migration to the Esri Parcel Fabric has been delayed, and at this point, is not advisable quite yet.
- Improved accuracy locations on all section corners has helped county mapping in a myriad of ways. But PLSS Integration has proven to be a very complicated task making it something that should only be done once per township (it should not be done with relatively low accuracy points, even if their accuracy is a great improvement from the prior 'generation').
- At this point, we look to integrate PLSS with parcels when survey grade coordinates become available on all corners within a township. We will continue to assess whether migration to the Esri Parcel Fabric is feasible prior to countywide completion of PLSS survey.

Responsible Parties

- Land Information Office and area professional land surveyors.

Estimated Budget Information

- See table at the end of this chapter (for budget information for the planning period 2025-2027).
- Estimated remaining cost for completion and integration of PLSS (to reach maintenance mode)
 - **Estimated approximate average cost of remonumentation per corner:** \$514 including materials.
 - **Total cost of remaining remonumentation:** \$574,652 not adjusting for inflation.
 - **Total cost of remaining integration of PLSS points into parcel layer:** \$15,000.
 - **Cost of anything else remaining:** \$1300 postage for notices to landowners.
 - **Total remaining cost:** 590,952.

Project #1: Maintenance; Parcel Database/Mapping

Project Description

- Including new site addresses/roads, new surveys, administrative boundaries, and large-format scanning and plotting for Register of Deeds plats.
- Maintain Green County GIS datasets, including parcels and data tied to parcels.
- Implementation of the Wisconsin Spatial Reference System 2022 (WSRS2022).
- **Land Info Spending Category:** Digital Parcel Mapping; Address Points; Street Centerlines; Other Parcel Work.

Business Drivers

- Up-to-date data is important to constituents of the State as well as government entities; necessary for all levels of government.

Objectives/Measure of Success

- Up-to-date data (reflective of ROD recordings in short time frame). And where errors are discovered; corrections are made in short time frame.

Project Timeframes

- Ongoing, needs assessed annually. 2025-2027.

Responsible Parties

- Land Information Office.

Estimated Budget Information

- See table at the end of this chapter.

Project #2: County Road Signs Inventory

Project Description

- County Road Signs. Collect coordinates and photos utilizing Trimble GNSS. Land Information Office sets up the survey, and the Highway Department collects the data. After all signs are collected, the points are shared in a web map allowing for streamlined updating in Field Maps.
- **Land Info Spending Category:** Other.

Business Drivers

- Added efficiency for annual sign inventory conducted by Highway Department.
- Up-to-date, and positionally-accurate sign information for decision makers.

Objectives/Measure of Success

- Completion of points database with photo attachments, accessible from web.

Project Timeframes

- Start in 2026. Complete in 2027.

Responsible Parties

- Land Information Office (supported by Highway Department).

Estimated Budget Information

- See table at the end of this chapter. Most or all of this project will be funded without WLIP funds.

Project #3: Review Acreages along Meanders/Rivers; “Gaps”

Project Description

- Review/compare assessed acreage to the GIS calculation, especially along meanders/rivers. Some large discrepancies are expected. These can be explored, and findings presented to the municipal clerk, the landowner, and the assessor. Sometimes the mapping might need adjustment, but often it is the assessment roll that is incorrect. Sometimes only a new survey will allow for correction.
- Review small geometric “gaps” in the parcel layer to explore if an owner can be identified or which parcel the gap belongs with. Title issues can be extremely difficult to identify/resolve.
- Start with the largest discrepancies/gaps.
- **Land Info Spending Category:** Digital Parcel Mapping; Other Parcel Work.

Business Drivers

- A more equitable tax roll, and more certainty all-around for title companies, and all those looking at the parcel map.

Objectives/Measure of Success

- A more accurate map or a more accurate tax roll. Even if corrections cannot be made because the evidence is slightly inconclusive, at least the discrepancies will be on each stakeholder’s radar.

Project Timeframes

- Start in 2026. Complete review of acreages along meanders/river in 2027. Gaps will not be completed by 2027, but substantial progress can be made.

Responsible Parties

- Land Information Office.

Estimated Budget Information

- See table at the end of this chapter.

Project #4: Building Footprints

Project Description

- Building footprints. Extract from OpenStreetMap and streamline QC against latest aerial photo.
- **Land Info Spending Category:** Other.

Business Drivers

- Useful for rural broadband planning and design.

Objectives/Measure of Success

- Completion of relatively accurate, reliable polygon layer.

Project Timeframes

- Start in 2025. Complete in 2026.

Responsible Parties

- Land Information Office.

Estimated Budget Information

- See table at the end of this chapter.

Project #5: (County) Departments Support

Project Description

- Departments primarily include Highway, Sheriff, Land and Water Conservation, Human Services, Clerk, and occasionally others. Treasurer, Land Use and Zoning, and Register of Deeds are also major beneficiaries of Land Records, but most projects for these departments are covered under Project #1: Maintenance; Parcel Database/Mapping.
- **Land Info Spending Category:** Address Points and Street Centerlines (schema upgrades, support); Other- culverts, land use, conservation themes.

Business Drivers

- Departments can sometimes better carry out the programs they administer by employing geographic data. Sometimes this data needs to be updated, expanded, or re-organized to be useful.

Objectives/Measure of Success

- Examples only. Specifics are approved annually by the County Land Information Council.
- Highway: Culvert inventory, PASER ratings/condition updates, road construction overview maps.
- Sheriff: NG9-1-1 related upgrades.

Project Timeframes

- Ongoing 2025 through 2027. Often recurring, working toward more automated workflows.

Responsible Parties

- Land Information Office always in conjunction with Department goals and direction. Expect to create "service-level agreements" as applicable (with defined thresholds for when Departments must contribute funding to help cover the costs of projects).

Estimated Budget Information

- See table at the end of this chapter. Most or all of this project will be funded without WLIP funds.

Project #6: Ascent Land Records Suite (LRS) “Tags”

Project Description

- Parcels in LRS can be flagged with “tags” of interest. For example, this could be parcels that are EPA brownfields. Tags can be made visible or not visible to the public (depending on the subject matter), but would assist the County and municipalities in providing the services they provide.
- **Land Info Spending Category:** Other Parcel Work.

Business Drivers

- Provide for efficient workflows internally (by keeping parcels tagged as desired).

Objectives/Measure of Success

- Employment of the tags concept in LRS, as needed. For internal workflows, tags function as alerts, facilitating and guaranteeing follow-up review or action on parcels (they can be pulled into reports).

Project Timeframes

- Tags can be employed/developed as needed. Start 2025. Possibly complete by end of 2027.

Responsible Parties

- Land Information Office with assistance from contracted entities.

Estimated Budget Information

- See table at the end of this chapter.

Project #7: Upgrades; Migrations; GIS Hosting and Web Applications

Project Description

- (Web Map Applications). Upgrades/migrations to keep hosted maps and feature services current/available. Development of Experience Builder apps/ArcGIS Online Dashboards. Review land records related websites for ADA compliance.
- **Land Info Spending Category:** Website Development/Hosting Services. Hardware. Software.

Business Drivers

- Leveraging information in a GIS environment including web map viewers allows county departments and members of the public to make decisions more easily and efficiently.
- Securing of data and data systems is of greater importance today than ever.

Objectives/Measure of Success

- Web map applications that are relevant and intuitive by design; mobile-friendly; providing geographic insight and organization to County departments, residents, and businesses. Maps that are accessible to those with color vision deficiency.
- Hosting solution that continues to provide adequate disaster recovery, and automation of updates/backups.

Project Timeframes

- Ongoing, 2025 – 2027. Multiple Web App Builder apps migrated to Experience Builder in first part of 2025.

Responsible Parties

- Land Information Office with assistance from contracted entities.

Estimated Budget Information

- See table at the end of this chapter.

Project #8: Administration; Land Information Office

Project Description

- Including Training and Education. Council Meetings, Grant Applications, Reporting, LTSB – Wards, Census Bureau Submissions, Constituent Support - Questions, Organization-wide Metadata Review/Updating, Judicial Privacy Law process, et cetera. Reporting differentiates between the two spending categories below, but due to the generally regular nature of both, the two are being combined into one “Administration” project.
- **Land Info Spending Category:** Administrative Activities and Management. Training and Education.

Business Drivers

- Necessary for Land Information Office functioning.

Objectives/Measure of Success

- Applications, submissions, reports on-time. Responses to inquiries coming from public. An informed office.

Project Timeframes

- Annual and bi-annual submissions, recurring. Annual WLIA conference and (up to) two regional meetings.

Responsible Parties

- Land Information Office.

Estimated Budget Information

- See table at the end of this chapter.

Estimated Budget Information (All Projects) for Planning Period 2025-2027

Estimated Budget Information

Project Title	Item	Unit Cost/Cost	Land Info Plan Citations	Project Total
Benchmark 4	PLSS remonumentation and integration	\$161,169 for 3 years	Page 30 - 31	Strategic Initiative
1) Maintenance; Parcel Database / Mapping	New parcels, CSMs, etc	\$30,000 for 3 years	Page 31	Base Budget / Retained Fees
2) County Road Signs Inventory	GNSS data collection assistance	\$10,000	Page 32	Mostly non-WLIP funds
3) Review Acreages along Meanders/Rivers; "Gaps"	Acreage comparisons, research	\$15,000 - partial	Page 32	Base Budget / Retained Fees
4) Building Footprints	QC against aerial photo	\$3,500	Page 33	Base Budget / Retained Fees
5) (County) Departments Support	Requests from other departments	\$18,000 for 3 years	Page 33	Mostly non-WLIP funds
6) Ascent Land Records Suite (LRS) "Tags"	Parcel "tags" as needed	\$3,000	Page 34	Base Budget / Retained Fees
7) Upgrades; Migrations; GIS Hosting and Web Applications	Experience Builder apps, review for ADA compliance, Hosting	\$34,000 for year 1	Page 34	Base Budget / Retained Fees
	Maintenance	\$17,000 years 2 and 3	Page 34	Base Budget / Retained Fees
8) Administration; Land Information Office	Grants, budgets, meetings, submissions, contracts, inquiries from public (assistance), metadata, trainings	\$30,000 for 3 years	Page 35	Base Budget / Retained Fees
		\$321,669 for 3 years		

Note. These estimates are provided for planning purposes only. Budget is subject to change.

