

Final Report

Version 12 Statewide Parcel Map Database Project

July 31, 2026

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OVERVIEW

The **Version 12 Statewide Parcel Map Database Project** (V12 Project) was a joint effort between the Wisconsin Department of Administration (DOA) Division of Intergovernmental Relations and the Wisconsin State Cartographer's Office (SCO). This document describes the V12 Project, which ran from January 2026 to June 2026 as part of the Statewide Parcel Map Initiative established by Act 20 of 2013.

Project Objectives Achieved

- Create an updated statewide parcel database and map layer by integrating county-level datasets.
- Provide for download of parcel database and display map layer online.
- Continue implementation of a standard for parcel data known as the "Searchable Format," which is tied to Wisconsin Land Information Program grant funding for local governments.
- Assess and communicate county progress in achieving the Searchable Format.

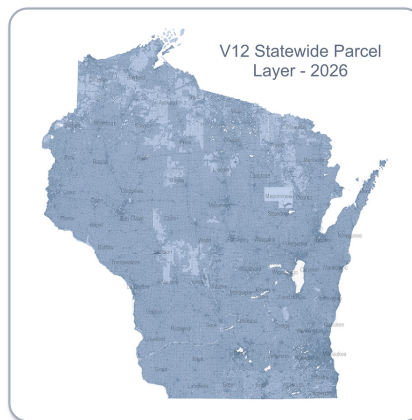
The V12 Project successfully aggregated all known digital parcel datasets within the state, resulting in a statewide GIS parcel layer of **3.57 million parcels**. The statewide data was standardized to meet the Searchable Format and made publicly available online on June 23, 2026. The V12 Project represents another successful step in the Statewide Parcel Map Initiative, an effort important for improving the quality of Wisconsin's real estate information, economic development, emergency planning and response, and other necessary citizen services.

PROJECT BACKGROUND

The V12 Project was another phase in the incremental approach of the Parcel Initiative—improving the statewide parcel map with each annual iteration. The V12 Project builds upon the experience of the LinkWISCONSIN and V1-V11 Projects. V12 was the eleventh round of implementing standards for data submissions—the Searchable Format—which the legislature directed the Department of Administration to create in coordination with counties as part of Act 20 of 2013. In the Searchable Format, county data submittal is ready for immediate aggregation into the statewide parcel layer. Counties are to achieve the Searchable Format for parcel and tax roll data each year by March.

TECHNICAL APPROACH

The technical approach taken by SCO staff involved several steps, including preparation and ingest, local-level processing, aggregation, state-level processing, and quality assurance/quality control. To support counties in achieving the Searchable Format, SCO developed a tool called the [Validation Tool](#) that counties are required to run in order to validate their data against the schema, as well as a suite of other geoprocessing tools. Once the statewide layer was created, data was distributed in several formats via a



custom website and a web-based mapping application. The [web app](#) allows someone without GIS software to view and search the statewide parcel map.

BENCHMARK PROGRESS ASSESSMENT

The final V12 layer represents progress over previous years. Two counties have yet to complete their digital parcel mapping—Buffalo and Burnett—notable progress, as that figure is down from 12 counties in 2014. Assessment and analysis of county data was conducted, with attention to what must be done for a county to meet the Searchable Format. The majority of counties came close to meeting the Searchable Format in

their V12 data submissions. Very few met the Searchable Format exactly, with only a small number of counties submitting data that did not require additional processing to meet all Searchable Format requirements. The majority of counties either required follow-up to obtain missing data or had processing steps performed on their behalf to get the data into the Searchable Format.

In addition to parcels, several other GIS data layers were collected as part of a collaboration with the UW-Madison Robinson Map Library. For V12, **463** new county non-parcel data layers were cataloged, archived, and made available through the data portal [GeoData@Wisconsin](#).

RECOMMENDATIONS

[Recommendations](#) to improve and achieve better efficiency, accuracy, and final products include updating the data submission Validation Tool, avoiding any significant changes to parcel schema for V13, continuing the mapping standard for optional submittal of parcels without a land value, continuing the annual strategic WLIP planning cycle, and staying abreast of potential legislative impacts. These recommendations are designed to be minimally disruptive for counties, yet ultimately lead to a statewide parcel layer that continues to improve with each annual iteration. ■

1 PROJECT BACKGROUND

1.1 Background

The **Version 12 Statewide Parcel Map Database Project** (V12 Project) was a joint effort between the Wisconsin Department of Administration (DOA) Division of Intergovernmental Relations and the State Cartographer's Office (SCO) that ran between January 1, 2026 and June 30, 2026.

Wisconsin Act 20 of 2013 created statutory directives through s.59.72 and s.16.967 for the state and local governments to coordinate on the development of a statewide digital parcel map, which is referred to as the Statewide Parcel Map Initiative, or Parcel Initiative. One of the statutory requirements was for DOA to determine a **"Searchable Format"** for parcel data and for all county data to be posted online in this standard. V12 is the eleventh round of requesting that counties submit local data in the Searchable Format.

The V12 Project followed successful collaboration between DOA and SCO on similar efforts. In the past, DOA and SCO have partnered on a project to create statewide parcel and address point layers for the LinkWISCONSIN Address Point and Parcel Mapping Project (2013-2014), the Version 1 (V1) Project (2015), the Version 2 (V2) Project (2016), the Version 3 (V3) Project (2017), the Version 4 (V4) Project (2018), the Version 5 (V5) Project (2019), the Version 6 (V6) Project (2020), the Version 7 (V7) Project (2021), the Version 8 (V8) Project (2022), the Version 9 (V9) Project (2023), the Version 10 Project (2024), and the Version 11 Project (2025).¹

The V12 Project continued the approach of improving with each annual iteration through a process that allows for much involvement and collaboration with data contributors, who are primarily county land information offices, and data users—a wide array of persons from state agencies, private companies, and other entities and individuals.

1.1.1 V12 Project Goals

As part of the implementation planning for the statewide digital parcel map, the goals of the V12 Project were established in a memorandum of understanding (MOU) between DOA and SCO.

- **Meet statutory objectives and track progress.** The statewide parcel layer is built in an iterative fashion. V12 will continue to track the progress made with investments in local governments, specifically on benchmarks for parcel dataset development. A goal is to design an appropriate monitoring and evaluation framework to evaluate progress on the four benchmarks for parcel data:
 - Benchmark 1 – Parcel and Zoning Data Submission
 - Benchmark 2 – Extended Parcel Attribute Set Submission
 - Benchmark 3 – Completion of County Parcel Fabric
 - Benchmark 4 – Completion and Integration of PLSS
- **Incremental and continuous improvement.** Improvement of the statewide parcel layer itself, as well as the workflow and methods for each step in the aggregation process, with each new version of the layer. Exploration of areas for improvement should be based on research. As with the database, the hosting and display should keep pace with current technology and be continually improved to meet users' needs. Intake and aggregation process should be replicable and become more efficient with time, facilitating other improvements and/or opportunities for value-added products.
- **Outreach and technical assistance to counties.** This may take the form of further development of existing technical tools or the creation of new tools for counties and municipalities to use. It could also involve virtual or site visits and direct assistance.
- **Lean government principles and efficiency.** The V12 Project should seek to create and realize efficiencies in general, eliminate waste, and integrate or collaborate with other state GIS services where possible. An objective for this project is to move toward a more efficient, automated process for data aggregation where the locus of standardization labor is on the data contributors rather than the aggregator. Such a process would require fewer state resources be dedicated to the aggregation process and thereby reduce state costs for sustaining the statewide digital parcel map.
- **Responsiveness to public needs and economic development goals.** Evaluate parcel layer user suggestions and implement improvements where feasible.

¹ See [V11 Final Report](#) (2025 July); [V10 Final Report](#) (2024 July); [V9 Final Report](#) (2023 July); [V8 Final Report](#) (2022 July); [V7 Final Report](#) (2021 December); [V6 Final Report](#) (2020 October); [V5 Final Report](#) (2019 September); [V4 Final Report](#) (2018 November); [V3 Final Report](#) (2017 November); [V2 Final Report](#) (2016 November); [V1 Interim Report](#) (2016 June); [V1 Final Report](#) (2015 November); and [Final Report: LinkWISCONSIN Address Point and Parcel Mapping Project](#) (2014 September).

1.1.2 Project Timeline and Milestones

V12 Statewide Parcel Map Database Project Milestones	
Date	Version 12 Project Milestone
November 28, 2025	V12 call for data ready
December 31, 2025	County outreach for V12 conducted
January 1, 2026	V12 Project formal expenditure period start
January 2, 2026	Begin county data preparation assistance/outreach
March 13, 2026	V12 data submissions due
May 22, 2026	Solution for collection of end-user feedback in place
June 11, 2026	Draft V12 database for purposes of QA/QC
June 23, 2026	V12 web app updates with custom edits based on user feedback complete
June 30, 2026	V12 parcel map available online
July 31, 2026	V12 final report with final V12 workflow documentation
October 15, 2026	Final E8 PLSS database
October 30, 2026	E8 PLSS documentation and publication ready
November 6, 2026	Draft V13 data validation tool ready
November 17, 2026	V13 data validation tool finalized
November 28, 2026	V13 call for data ready
December 31, 2026	County outreach for V13 conducted

1.1.3 Project Team

V12 Statewide Parcel Map Database Project Team	
Howard Veregin, Project Co-Lead	Wisconsin State Cartographer's Office
Peter Herreid, Project Co-Lead	Wisconsin Department of Administration
Ana Wells	Wisconsin State Cartographer's Office
David Vogel	Wisconsin State Cartographer's Office
Thomas Kazmierczak	Wisconsin State Cartographer's Office
Hayden Elza	Wisconsin State Cartographer's Office
Davita Veselenak	Wisconsin Department of Administration

1.1.4 Outreach

V12 Conference Presentations and Outreach	
77th Wisconsin Society of Land Surveyors (WSLS) Annual Institute January 2026	Wisconsin County Surveyors Association (WCSA) Annual Membership Meeting Presentation
Wisconsin Land Information Association (WLIA) Annual Conference February 2026	WLIP & SCO updates at Land Information Officers Network meeting
Wisconsin Land Information Council (WLIC) February 2026; May 2026	WLIP program updates
2026 PLSS Forum May 2026	Statewide PLSS layer presentation – David Vogel
V12 County Assistance/Outreach Sessions March 2026; Virtual	Individualized assistance offered and provided as requested
Wisconsin Land Information Association (WLIA) Spring Regional Meeting May 2026	WLIP & SCO updates at Land Information Officers Network meeting; Panel Discussion: Land Information Officers moderated by Herreid

1.2 Documentation and Communication of Standards

The [Submission Documentation](#) set forth the required data submission standards for the V12 Project. There are four benchmarks listed by the WLIP Strategic Initiative grant application:

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

Together, Benchmark 1 and 2 make up the Searchable Format. The Searchable Format is detailed in the [Submission Documentation](#).

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Figure 1. V12 Submission Documentation

1.2.1 New for V12

All attribute names, definitions, domains, and other schema requirements remained largely the same as last year. A few minor changes and updates are summarized on the [New for V12](#) page and below.

- **New GIS template for longer SCHOOLDIST length.** Counties should download a new GIS template, as the data model and file geodatabase template have been updated to accommodate more characters in the *School District* field. Whereas it was previously 50 characters, now the **SCHOOLDIST field is 60 characters**.
- **Submit Shielded, Fit-for-Public-Consumption Data for Judicial Privacy.** 2023 Act 235 (s. 757.07), the Judicial Privacy Act, requires state and local governments to shield the personal information of judicial officers and their family members, per official request. For V12, counties must **only submit parcel data that has already been shielded**. Shielded names removed by counties should appear as *"NOT AVAILABLE"* in the OWNERNAME1 field.
- **Updated Validation Tool and Tools.** Our project partners at the State Cartographer's Office each year update the [Validation Tool](#). Counties will need to run the tool in **Test Mode** first, to identify errors and schema deviations in order to rectify them.
- **Records for Act 12 BFI's - Buildings, Fixtures, and/or Improvements.** 2023 Act 12 exempts personal property from taxation and may lead to records that are for improvements only without land (LNDVALUE), or BFIs. In future years, standardized data submittal of BFIs may become a requirement.
Submission of BFI records is optional for V12. If submitted, BFI records should follow [this \[BFI\] standard](#).
- **SCHOOLDIST – Submit Elementary Instead of Union High School Districts.** Same as last year, for the attribute SCHOOLDIST, submit **elementary* school district values* in the SCHOOLDIST field (as opposed to the Union High School [UHS] values, which were required for V1-V10). This allows users to determine UHS districts by building from elementary school districts.
- **Submit PLSS Data.** If the county has the PLSS attributes listed in Appendix C in a digital tabular format, including a **PLSS contributor corner ID attribute**, they should be submitted. The unique corner ID could be alphanumeric or numeric. If for some reason `contributor_corner_id` will be different from what was submitted last year, please contact SCO before submitting.
- **Submit Other Layers.** DOA is continuing to combine the V12 data request with Jaime Martindale of the UW-Madison Robinson Map Library (RML). Therefore, we are requesting a few other layers, listed in Appendix D.
- **Zoning Data Submission Requirements.** For V12, submit three layers of county-maintained zoning data: 1) General, 2) Shoreland, and 3) Airport Protection. These may be submitted AS IS, except for a DESCRIPTION/LINK field requirement.
- **Searchable Format.** In some cases in which a county does not meet the Searchable Format requirements with their V12 submission or fails to rectify errors that represent schema deviations, the county may need to re-submit data. Counties will need to first meet the Searchable Format before receiving payment on their 2026 WLIP Strategic Initiative Grant.
- **Clarified Documentation.** The V12 documentation has been revised. Discard any old documentation and links. Replace with this updated Submission Documentation and V12 links. To avoid flags in the Validation Tool and ensure that data submissions meet the Searchable Format requirements called for by State Statute 59.72(2), **counties will need to carefully read this Submission Documentation and the Validation Tool Guide** before preparing data submissions. ■

1.3 Call for Data

The official V12 data request was sent to each county land information officer on **December 1, 2025** via email, and appears as Figure 2. It included a link to the [Submission Documentation](#), which serves as a manual detailing the requirements of the Searchable Format.

Dear LIO,

On behalf of the Department of Administration, I am writing to request a subset of your GIS data. The data acquired through this request will be used to develop a statewide parcel layer for the next version of the Statewide Parcel Map Database Project, Version 12.

All counties must submit parcel/tax roll data in the Searchable Format standard no sooner than December 31, 2025 and no later than March 13, 2026. To be accepted, submissions will need to meet the specifications for the Searchable Format and be free from any unexplained errors. A successful data submittal adhering to the Searchable Format is necessary in order to receive payment on your county's 2026 Strategic Initiative Grant.

PREP

The [V12 checklist](#) in the Submission Documentation summarizes the data request. The digital PDF checklist contains hyperlinks to attribute definitions and links to the full schema. A page titled [New for V12](#) summarizes what's new.

PARCEL FEATURE CLASS WITH TAX ROLL DATA

You will want to read the Submission Documentation in full, in order to understand the details of the V12 request. In addition, the [V12 webpage](#) contains all the necessary submission information and links to several tools to help you format your data.

OTHER LAYERS – PLSS & RML

Again for V12, all counties must **also submit PLSS corner data** (per Appendix C) and **additional GIS layers for RML** (Appendix D), which are being requested in order to aid in analysis of the statewide layer and as part of a collaborative effort with the UW-Madison Robinson Map Library.

VALIDATE WITH VALIDATION TOOL

The updated tool you must run before you submit your data, the Validation Tool, can check your data for deviations from the schema and is also required to create the mandatory Submission Form.

ZIP & SUBMIT

After prepping your data and running the tool to create your Submission Form, submit your data to [LTSB GeoData Collector](#). Log in using the county registration code that you will receive on December 22 from the Legislative Technology Services Bureau (GIS@legis.wisconsin.gov).

Please note that the collection of municipal wards for the U.S. Census BAS Program will occur January 5-16. This collection is also conducted through the LTSB platform.

Please submit your V12 parcel/tax roll data package by **March 13, 2026**.

FEEDBACK AND HELP

For some of the questions you might have, personalized assistance may be available by contacting us. For technical questions, you can email the State Cartographer's Office at help@sco.wisc.edu or call 608-262-3065. Feel free to contact me with general questions as well.

We realize that a substantial amount of work goes into this annual data submittal. Like the numerous end users who have shared positive feedback, we sincerely appreciate your efforts to help make another update of the statewide parcel layer a success.

Thank you,

Peter Herreid
608-267-3369
Grant Administrator
Wisconsin Land Information Program

Figure 2. V12 Call for Data

1.4 V12 Assistance/Outreach

1.4.1 V12 Assistance/Outreach

For V12, an outreach element was included with the project to highlight the importance of county data preparation, assistance, and outreach. The table of [V12 Conference Presentations](#) lists outreach events that occurred via public presentations on the project.

All counties were encouraged to ask for assistance, if they so chose, in the call for data. Individual assistance with data preparation was provided virtually as requested. LIOs may send questions to SCO via the SCO Help Desk at help@sco.wisc.edu. The State Cartographer's Office also hosted a booth during the [2026 WLIA Annual Conference](#).

1.5 Act 235 Judicial Privacy Act

1.5.1 Act 235 Judicial Privacy Act Implementation Planning & Redactions

2023 Act 235, now codified as Wis. Stat. §757.07, "Privacy protections for judicial officers," allows judicial officers to request that certain personal information be protected from public disclosure and removed from public display. "Judicial officer" is defined in §757.07(1)(e).

Under §757.07(4m), providers of public-facing land records websites shall establish a process for judicial officers and immediate family members of judicial officers to opt out from the display and search functions of their names on the provider's public-facing land records website.

The law went into effect on April 1, 2025. The project team was in communication with the [Director of State Courts Office](#), who the legislation tasks with certain aspects of implementation, including the mandatory form prescribed by §757.07(4)(d).

For Wisconsin's statewide parcel map, the Wisconsin Department of Administration and the Wisconsin State Cartographer's Office do not process name redactions other than required by law.

Eligible judicial officers are asked to follow the shielding request procedure described on the following page: www.sco.wisc.edu/parcels/shielding.

2 TECHNICAL APPROACH

This chapter describes the strategy or a high-level version of the approach employed by the technical team in processing and aggregating local-level data for inclusion in the final deliverable and statewide parcel map.

2.1 Tool Development

2.1.1 Updated Validation Tool

An updated Validation Tool was rolled out with the V12 call for data in December of 2024. It is a tool built by the State Cartographer's Office that counties were required to use before submitting data. The [Validation Tool](#) checked data for deviations from the schema, and was also required to create the mandatory Submission Form.

Data submitters could run the tool in test mode to flag potential errors in the data. The tool was run again in final mode in order to create the ".in" Submission Form, a required part of the submission package.

For more details or to download the tool, see the [Validation Tool Guide](#).

Validation Summary Page

The Validation Tool displays validation test results in a browser-displayed page called the "Validation Summary Page." The *Validation Summary Page* is a HTML file with a summary of validation results that allows the user to visualize the potential errors observed in the dataset. This file opens automatically in a user's web browser upon completion of running the Validation Tool.

The *Validation Summary Page* provides a general overview of the condition of the dataset. It summarizes error status for in-line errors under "Flag Summary" and reports on [general file errors](#) in accordion drop-down boxes. The parcel data is ready for submission upon completion of an error-free Validation Tool test mode run and a corresponding *Validation Summary Page* file containing only errors that can be sufficiently explained as legitimately unresolvable.

The *Validation Summary Page* features individual flags with their corresponding flag counts and a quick-copy function that generates a SQL query to isolate affected records. A color-coded bar graph highlights significant increases or decreases in specific attribute fields, which may indicate missing data or values entered in the wrong field.

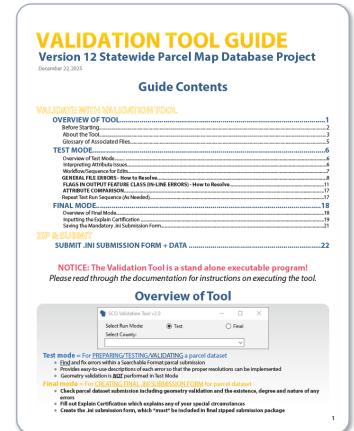


Figure 3. Validation Tool Guide

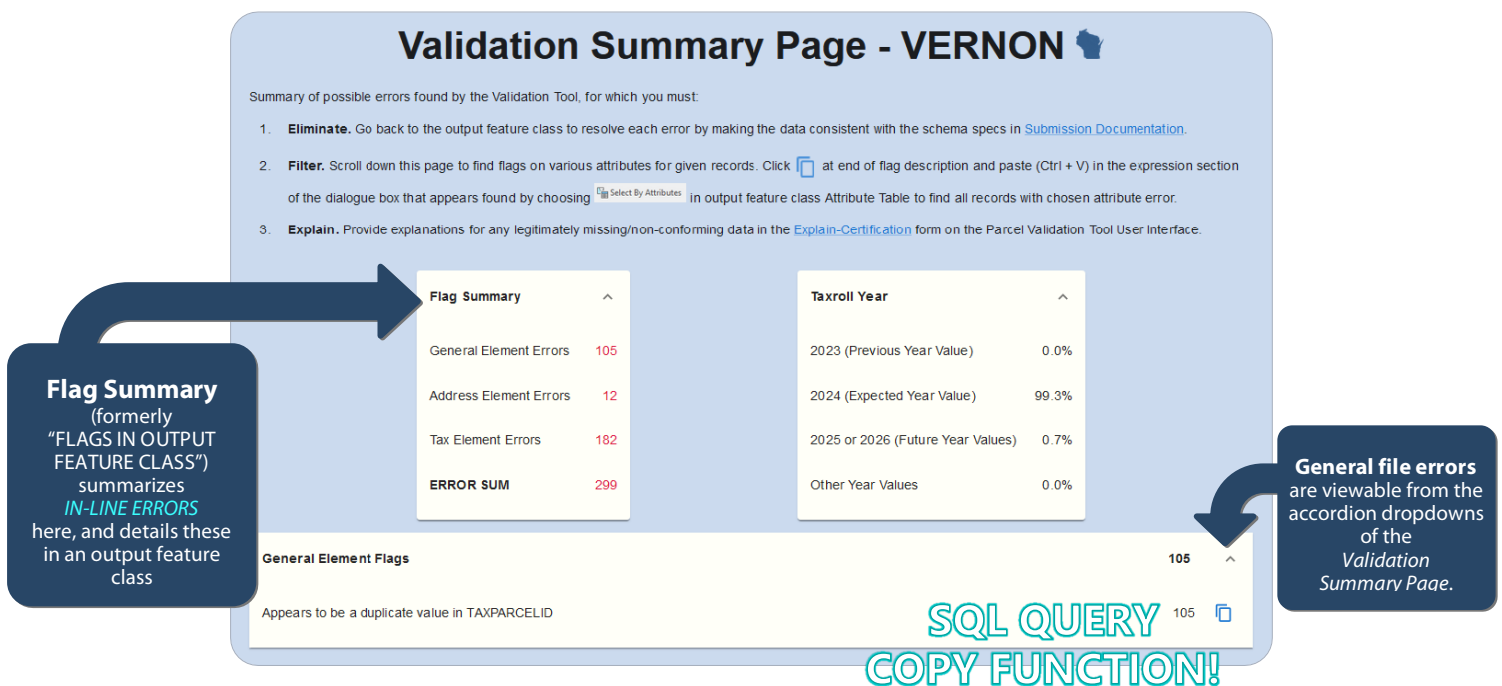


Figure 4. Validation Summary Page (example)

2.1.2 Geoprocessing Tool Development

To support counties in achieving efficient and accurate adherence to the standards in the [Submission Documentation](#), the SCO developed a suite of publicly available geoprocessing tools using the ArcGIS ArcPy Module, Python 2.7, and open source libraries. In total, seven tools were created, and made publicly available through the [data submission webpage](#).

The tools were supported under ArcGIS Desktop version 10.3 through version 10.8. Each of these tools were designed to enable efficient solutions to the most common and time-consuming problems related to preparing parcel and tax roll data to be submitted in the statewide schema. Accompanying the tools were [user guides](#) that documented how to prepare the data, run the tool, and troubleshoot if necessary.

- **Address Parsing Tool.** Allows the user to parse site addresses from one long string into sub-address elements. Data submitters might use this tool if SITEADDRESS data is not available as fully parsed address elements as required by the Searchable Format.
- **DOR XML Parse Tool.** Allows the user to translate Department of Revenue Tax Roll XML into a GIS table. For tax roll data in XML format that is to be used for parcel submission.
- **Data Standardize Tool.** Allows the user to standardize file geodatabase feature class data via the creation of a lookup table through a two-tool sequence. The first tool is used to create a summary table of a field. This table is edited and subsequently used as input to the secondary tool. The output of the second tool includes all original field domains as well as newly standardized domains in a new field.
- **Condo Stack Tool.** Allows user to model condominiums by stacking condo parcel geometries by owner. A data submitter might use this tool to model condo parcel geometries to match tax roll records with a 1:1 relationship.
- **Class of Property Dissolve Toolset.** Allows the user to format class of property data to statewide schema definitions. This suite of tools may be helpful if a submitter wishes to reformat their class of property information so as to meet the requirements of the schema definitions of PROPCCLASS and AUXCLASS. This tool also handles various common formats that class of property exists as and may be helpful if the submitters data exists in one of these formats.
- **Null Fields And Set To Uppercase Tool.** Allows the user to format all attributes within a feature class to <Null> and UPPERCASE. This tool may be helpful to a submitter if they wish to format their blank fields or fields annotated with a specific string to a true SQL <Null> or if they wish to set all fields to UPPERCASE alpha characters.
- **Field Mapping Workflow Documentation.** Allows a user to map parcel or zoning attributes to the statewide schema. This is not a tool but rather a guide that may be useful to a submitter if they have PARCEL or ZONING data formatted to the schema specifications, but the fields do not have the appropriate FIELD NAME, ALIAS NAME, DATA TYPE, or PRECISION.
- **Summary Table Guide.** Not a tool but a guide for GIS software summary tables, to examine data in preparation for submitting Searchable Format data. This [guide](#) is of particular use for cleaning, validating, and standardizing data.

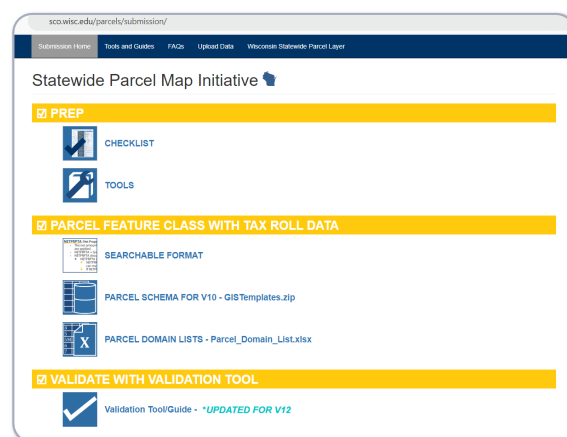


Figure 5. V12 Data Submission Webpage with Links to Schema and Tools

The following table displays the number of downloads for each of the respective tools:

Tool Download Stats									
	# of Downloads V4 (2018)	# of Downloads V5 (2019)	# of Downloads V6 (2020)	# of Downloads V7 (2021)	# of Downloads V8 (2022)	# of Downloads V9 (2023)	# of Downloads V10 (2024)	# of Downloads V11 (2025)	# of Downloads V12 (2026)
Validation Tool	118	84	117	112	95	116	101	92	89
Address Parsing Tool	46	36	27	37	34	22	26	25	21
DOR XML Parse Tool	36	17	34	24	31	19	15	15	11
Data Standardize Tool	27	22	40	39	29	20	20	20	16
Condo Stack Tool	19	9	16	15	19	15	42	15	34
Class of Property Dissolve Toolset	19	13	20	22	17	16	8	7	3
Null Fields and Set to Uppercase Tool	59	52	34	57	50	42	58	49	56
Field Mapping Workflow Doc	34	21	19	18	17	20	12	19	0
Summary Table Guide	11	11	22	13	9	11	16	13	9

Note. Source of data is Google Analytics. Numbers represent unique downloads. The Validation Tool began with V3.

2.1.3 Preparation and Ingest

In the data request, land information officers were asked to submit data to the Legislative Technology Services Bureau (LTSB) of the Wisconsin State Legislature, through the [LTSB GeoData Collector](#) platform. GeoData Collector is LTSB's suite of mapping tools designed to assist counties and municipalities with legislative and legal requirements as required by state statute. Some file uploads were also accommodated using UW-Madison's enterprise Box.com account through an [alternative upload widget](#).

The ingest phase began after the call for data. An automated email notification was sent to the project team any time a data submission to the LTSB GeoData Collector platform occurred. Once notified, the technical team would download the data via FTP login through Windows Explorer. After download, the data underwent a brief inspection, was documented as submitted, and then classified within the project's file directory. Depending on the amount of data submitted at any given time, the new data would either be assessed immediately or be queued for assessment according to the date the data was received. Also, upon receipt of data, the county data directory was backed up locally, while additional data backups were routinely made to an external drive throughout the development phases.

Robinson Map Library and Other GIS Data

For other, non-parcel GIS layers, the Robinson Map Library (RML) also performed an intake assessment of submitted GIS datasets. For V12, **381 downloads with 463 other layers feature classes were added to GeoData@Wisconsin**—comprised of rights-of-way; roads/streets/centerlines; hydrography; address points; buildings/building footprints; land use and parks/open space; trails; and other recreation data. RML staff and students write thorough and complete metadata for all of the data layers, archive them, and make them available for download on [GeoData@Wisconsin](#).

2.1.4 Intake Assessment

Once data was copied to local directories, the required .ini Submission Form was automatically ingested into the technical team's master intake spreadsheet. This .ini file played an important role in cataloging the data submitted. Information obtained from the .ini file included feature class names, condo modeling format, submitter name and email address, generic error counts, completeness relative to the prior year's data, and a section that allowed contributors to provide new street names, new non-parcel feature IDs, explain unsolvable errors, missing data, and other known issues present within the data submitted.

Next, the team recorded general notes related to attribute quality and completeness, geometric location, and other issues observed. The focus of this assessment was to determine if data met the submission requirements and establish what processing steps would need to be performed to get the data into the Searchable Format for aggregation, as the majority of counties did not submit data that exactly matched the Searchable Format.

To document the internal team intake workflow, a summary-level workflow documentation was created and is updated on a regular basis.

Showstop, Re-Approach, and Resubmit Requests

If, upon internal team discussion, it was determined that data was missing or incomplete, the county was re-approached and asked to resubmit corrected data or provide justification for the missing data. Several counties had to be re-approached to obtain data missing from initial submission, to get clarification on peculiar data observations, and for the correction of erroneous data. In total, approximately **19 follow-up emails** were sent to resolve issues related to the fitness of data submissions. In a few cases, multiple follow-up emails were required to an individual county before their data submission could be deemed complete and proceed past the initial assessment phase.

V12 Versus Previous Re-Submits and Clarifications									
	V4 (2018)	V5 (2019)	V6 (2020)	V7 (2021)	V8 (2022)	V9 (2023)	V10 (2024)	V11 (2025)	V12 (2026)
# of counties that had to be re-approached	38 counties (53%)	19 counties (26%)	26 counties (36%)	27 counties (38%)	15 counties (21%)	11 counties (15%)	14 counties (19%)	13 counties (18%)	15 counties (21%)
# of emails sent to resolve issues	60 emails	24 emails	34 emails	39 emails	19 emails	22 emails	37 emails	13 emails	19 emails

Any intake issues that required county follow-up were sent to DOA via email so that a follow-up email could be sent to the county, under a "showstopper" umbrella for either for missing data, questions to counties, or clarifications on the data submission.

After it was determined that the data submitted could be efficiently manipulated and processed, detailed processing steps were written and recorded in a Microsoft OneNote notebook. These steps provided the team with the information needed to massage the data into the final format and prepare it for the aggregation phase.

2.1.5 Geometric Gap Analysis

To identify gaps in the statewide parcel coverage where digital parcels do not exist, a manual inspection was performed on every dataset. It is the responsibility of the county to integrate all available parcel datasets into their parcel data submission, even if the municipal jurisdiction (city, village) is the data steward for the parcel dataset.

The geometric incompleteness of the V12 statewide parcel layer and the **2 counties yet to complete county-wide digital parcel mapping** are summarized in the table below.

V12 Gaps Summary		
County	Number of Munis with Gaps	Municipalities with Gaps in Parcel Coverage
Buffalo	2	Part of: Buffalo (C), Milton (T)
Burnett	5	Part of: Swiss (T), Union (T), West Marshland (T), Anderson (T), plus a few small gaps in Grantsburg (T)

For V12, there was no missing geometric data in the form of gaps where parcel data is maintained by a municipality but not aggregated to county-level parcels. However, some tax roll data that is maintained by municipalities independent of counties presented some challenges.

2.2 Independent Data Stewards

V12 Tax Roll Gaps Summary / Independent Municipalities	
County	Municipalities with Independent Tax Roll Data and/or Independent Parcel Geometries
Ashland	City of Ashland
Dane	City of Madison
Dodge	City of Watertown
Douglas	City of Superior (performs export for Douglas County)
Eau Claire	City of Eau Claire
Fond du Lac	City of Fond du Lac
Langlade	City of Antigo
Manitowoc	City of Manitowoc, City of Two Rivers
Milwaukee	City of Milwaukee, City of Wauwatosa, and all other municipalities
Outagamie	City of Appleton
Racine	City of Racine
Rock	City of Beloit, City of Janesville
Rusk	City of Ladysmith
Washington	City of West Bend
Waukesha	City of New Berlin, City of Waukesha, City of Brookfield
Winnebago	City of Oshkosh, City of Neenah, City of Menasha

- Note. * This list is not exhaustive. Other municipalities that maintain parcel and/or tax roll data independently of the county may exist.
- The fact that a county is listed here does not necessarily indicate that the county submission was incomplete—rather, it shows that extra effort was required by either the county and/or the project team to acquire and/or format the municipal data.
 - DOA seeks information on additional independent municipalities. Please send information to WLIP@wisconsin.gov.
 - Locating Property Information and Tax Assessment Data in Wisconsin - Reference page 4 of the [V12 Attribute Schema](#) documentation for hyperlinks that you can use to locate data.

2.2.1 Aggregation

The process of aggregating individual county datasets began upon the completion of all required processing tasks for each county. After verifying these tasks were complete and ensuring that data was in the Searchable Format, the finalized feature class for each individual county was identified and the full path was documented to allow the technical team to run a batch processing tool for aggregation. Next, a new statewide working database was created that contained a merged feature class consisting of all 72 individual county parcel datasets.

Statewide logic

Statewide logic is tweaked each year, with adjustments and minor function modifications consistent with the schema.

State-level processing was performed on the resulting feature class. This processing included steps such as casting select fields from string to double, construction of the STATEID attribute for all records, creation of [LATITUDE/LONGITUDE](#) fields (populated with values for the inside centroid of each parcel polygon), and general data cleaning tasks (e.g., removal of leading/trailing spaces, converting empty strings to <Null>, setting all attributes to UPPERCASE).

2.2.2 Quality Assurance/Quality Control

Beginning with the V2 call for data in the year 2016, data submitted has been required to meet certain documented standards, which make up the Searchable Format. These attribute field standards, attribute domain standards, and geometric representation standards were assessed as part of the QA/QC phase, as documented in the internal project assessment notes. Maintaining high quality datasets from one version to the next is of paramount importance to the Parcel Initiative. A variety of QA/QC methods were used throughout the project, including manually focused techniques, as well as more automated techniques that allowed for visualization across the entire state.

Manual cleanup techniques and tasks were performed across many of the datasets submitted. These included: address element standardization, address number cleanup, miscellaneous street name element parsing, excess field removal, et cetera. Often, the tasks were completed during the processing phase, prior to aggregation into the statewide feature class.

The automated QA/QC techniques were most often performed after the statewide feature class had been aggregated. With over 3.5 million parcels, it is not feasible to manually inspect every record. For this reason, summary tables and a variety of maps were created during this process.

Summary tables were created as a byproduct of the state-level processing and provided a discrete set of domains that existed for a particular attribute field. These tables are particularly valuable for fields such as PREFIX, STREETTYPE, SUFFIX, and PROPCCLASS, which have specific attribute domain standards. These tables, used in conjunction with the [Data Standardize Tool](#), allowed for corrections to be made efficiently and accurately. Maps were produced, typically using a choropleth scheme, allowing the visualization of spatial trends within individual municipalities, counties, and statewide. These trends could be hard to observe from the tabular data alone. Maps provided another valuable tool for discovering errors and issues that existed in the data and allowed for corrections to be made.

2.2.3 Final Deliverables

Geometric Coverage

Continued progress is being made in completing the digitization of parcels across the Wisconsin landscape, as indicated by the statistics below and in previous year's final reports.

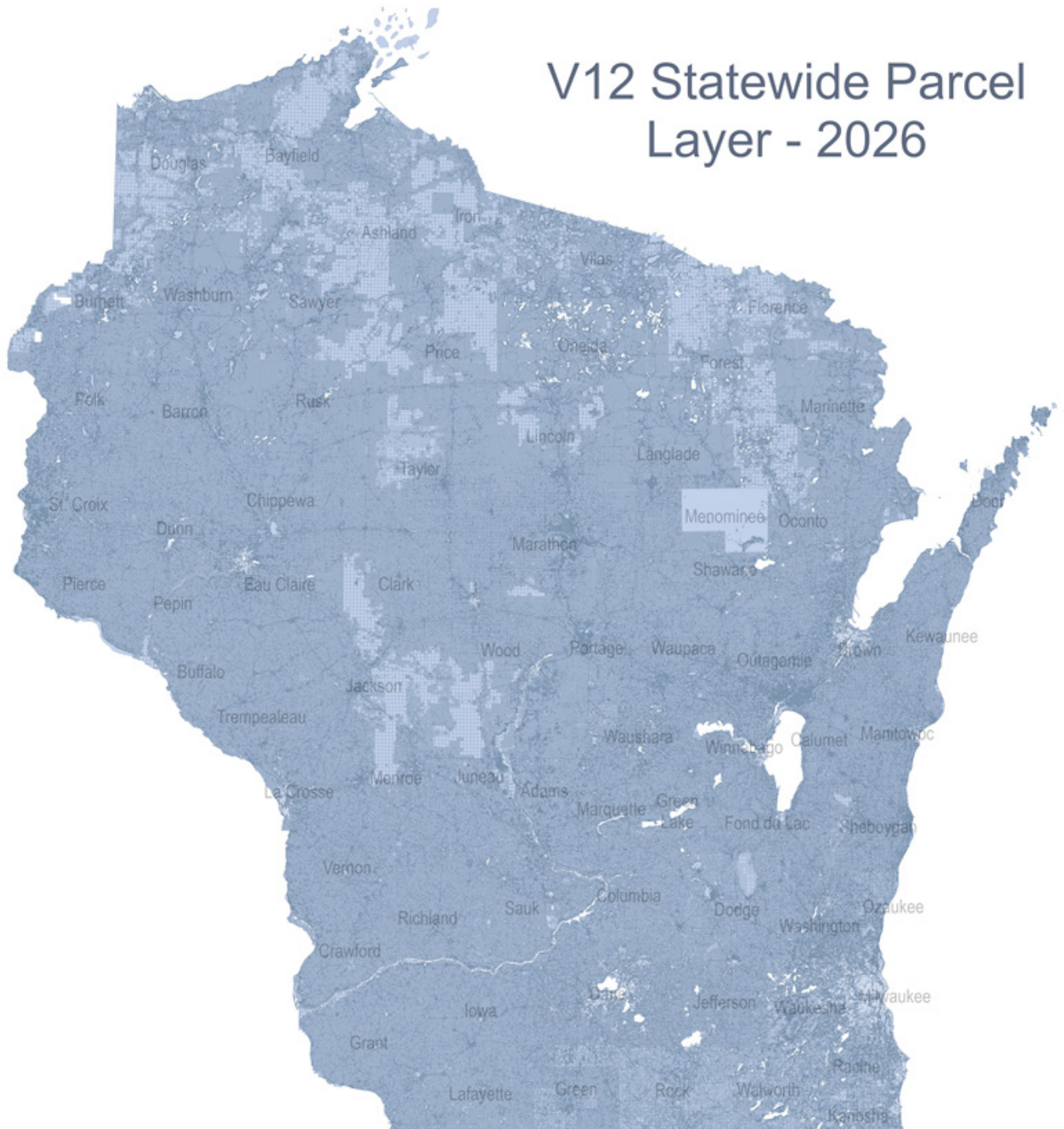
V12 Spatial Coverage Versus Previous Years								
	V1	V8	V9	V10	V11	V12	Additional Coverage in V12	Percent Additional Coverage in V12
Number of features	3,434,149	3,529,979	3,540,285	3,557,950	3,562,918	3,574,646	11,728 features	0.33%
Coverage (in sq. miles)	53,656	56,426	56,452	56,364	56,340	56,356	16 square miles*	0.03%

Note. The coverage in square miles calculation does not represent a true 1:1 comparison between the actual area of the state in square miles and total parcel coverage in square miles. In instances where condo parcels are stacked, the square mileage value is inflated. Differences from year-to-year may be present due to varying ways in which non-parcel features and other unparcelled areas are geometrically represented or omitted.

*For V10-V11, coverage appears less, but some counties improved accuracy by removing non-parcel features from their parcel datasets.

The final parcel layer totaled 3.57 million parcels and is shown in Map 1 on the following page.

V12 Statewide Parcel Layer - 2026



Map 1. Version 12 Statewide Parcel Layer Completed in June 2026

2.2.4 Note on Zoning

Although five publicly available Wisconsin county-administered zoning layers were aggregated as part of the Statewide Parcel Map Initiative for V3 and V2 (in 2017 and 2016), zoning data was **not aggregated** at the statewide level for V4-V12 in 2018-2026.

For information regarding the statewide zoning layers from 2016-2017, please see the [Parcel Project Zoning Change Log](#) and page 5 of the [V3_Wisconsin_Statewide_Parcels_Schema_Documentation](#).

Three zoning types were collected for V12—county **general zoning**, **shoreland**, and **airport protection**.

The Searchable Format for zoning data entails inclusion of **DESCRIPTION/LINK** information with the submission, in order to provide the user with definitions of the zoning classes.

Individual county datasets are publicly available through UW-Madison Robinson Map Library's geospatial data portal, [GeoData@Wisconsin](#). All zoning types are bundled as a single feature class and are indexed on page 22 of the [V12_Wisconsin_Statewide_Parcels_Schema_Documentation](#).

As part of the [2023 Wisconsin Comprehensive Plan and Local Land Regulations Inventory Report](#), for each of Wisconsin's 1,922 counties, cities, villages, and towns, the [Comp Plan and Land Regs Inventory](#) spreadsheet lists:

- Last known date of comprehensive plan adoption
- Whether a general zoning ordinance has been adopted
- Whether a subdivision ordinance has been adopted
- Link to the local government's ordinances webpage, if available

For the most current county zoning data, consult the individual [county's land records websites](#).

Towns, cities, and villages can also exercise zoning in Wisconsin, in which case end users might consult municipal/town web mapping sites for municipal-level zoning GIS data. It is generally best to **contact the authoritative jurisdiction** for the most complete zoning data.

2.3 Data Distribution

2.3.1 Database Download Webpage

The data was distributed via two primary means: a website with download links and a web-based mapping application. The V12 database was formally released to the general public on June 23, 2026, through the DOA land information email listserv and the data page at www.sco.wisc.edu/parcels/data.

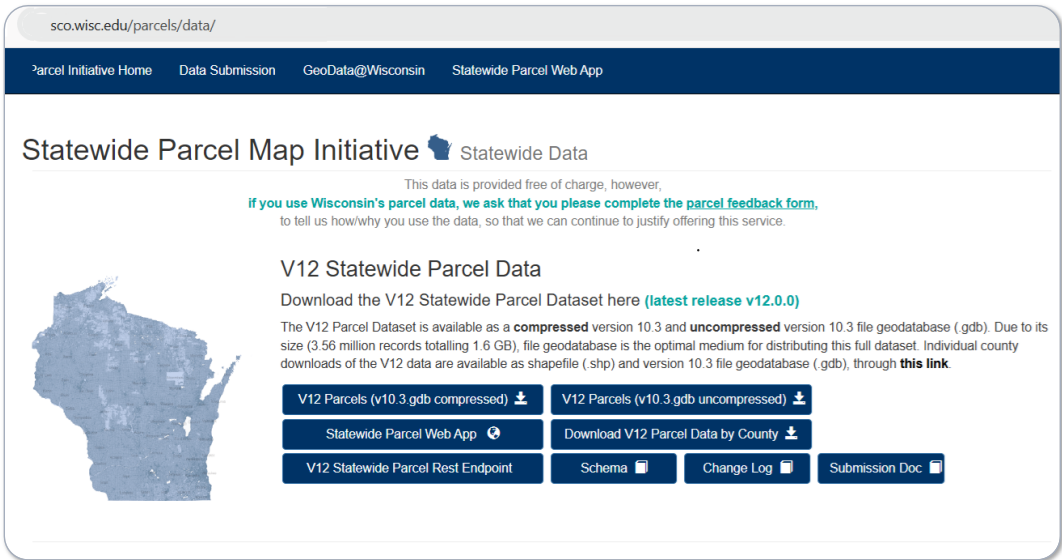


Figure 6. V12 Data Page

The custom webpage for data distribution was built and hosted by SCO, with the aim of flexibility. The site supports desktop, mobile, and tablet devices.

2.3.2 Web Application

The Wisconsin Statewide Parcel Map web application underwent a significant overhaul for its 2023 release and was further updated in 2024-2026, making use of *ArcGIS Experience Builder Developer Edition*. The V12 edition uses current JavaScript libraries, integrates an ArcGIS Online-hosted parcel layer, custom coding, custom widgets, and some fuzzy search capabilities.

The user interface has attribute search tips integrated directly into the query boxes, and a simplified basemap toggler for easy map layer control. Additionally, fuzzy search capabilities allow for enhanced attribute search functionality and improved accuracy.

Overall, the design of the Wisconsin Statewide Parcel Map application includes annual updates and continues to integrate user feedback to enhance the application. By leveraging modern technologies and prioritizing user-centric design, the application is equipped to effectively meet the diverse needs of its users, while continuing to serve as an indispensable tool for parcel data exploration.

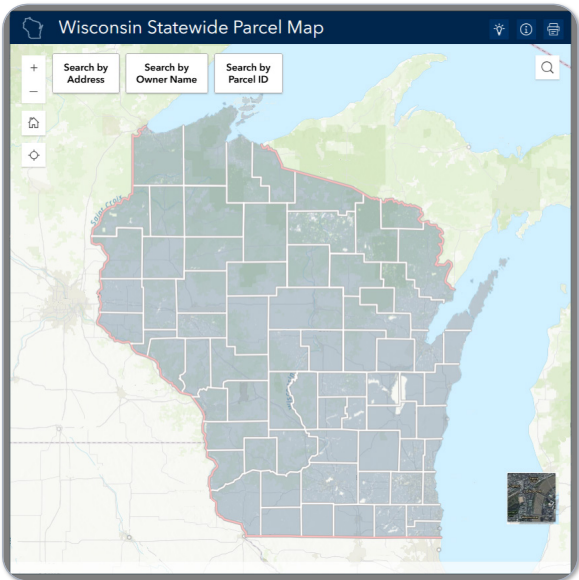


Figure 7. V12 Web App

Improvements to the V12 Web App

- New Feature Service.** As with V10-V11, the V12 app featured a new ArcGIS Online-hosted V12 Parcel layer. The V12 parcel layer was published to ArcGIS Online using ArcGIS Pro as a feature service. The hosted view, Wisconsin Statewide Parcels, which was created during the V9 project, was updated to include the newly released V12 parcel data. This view is available for public use and can be integrated into user-created custom applications and maps. It allows for zero downtime minor-version updates during a parcel release year, if an update to the layer is required. Moreover, it continues to facilitate future major-version updates and releases without interrupting the parcel application and end users consuming the hosted view. This process relies entirely on the ArcGIS online cloud service as the hosting site.
- Inclusion of the V12 parcel data feature layers.** At the time of the release of the V12 statewide layer, only the V12 feature layer was included in the app at maps.sco.wisc.edu/parcels. However, users can still download a historic copy of the V1-V11 data at sco.wisc.edu/parcels/data and from GeoData@Wisconsin.
- Updates to supporting text/links and user feedback form.** All of the supporting text and links associated with the parcel application including, the app splash screen, *About* section, *Search Tips*, data download links, and new *Shield Request* page were updated. Updates were made to the *user feedback form* (shown in Figure 8), which was embedded in an iframe page with a new stable URL (www.sco.wisc.edu/parcels/feedback). The land information *county contacts page*, which directs users to Wisconsin's county-maintained land information websites, is continuously maintained by DOA.
- Standardized site address field for searching.** By way of a *feature service*, the V12 parcel application includes a field called "**STAND_SITEADD**," which facilitates a simplified, more streamlined search of parcels by site address.
 - In the file geodatabase for the statewide layer, the site address field—SITEADDRESS—appears "as is," with the physical street address of the parcel appearing exactly as it is provided by the county.
 - As a result of the differences in formatting for site address data at the county level, an end-user might need to perform multiple iterations of a search in order to find one desired address.
 - Particularly for the PREFIX and STREETTYPE fields, variations in spelling and abbreviations can be found in the SITEADDRESS field.
 - The standardized site address field, STAND_SITEADD, is created by:

Figure 8. V12 User Feedback Form

ADDNUMPREFIX	ADDNUM	ADDNUMSUFFIX	PREFIX	STREETNAME	STREETTYPE	SUFFIX	UNITTYPE	UNITID
--------------	--------	--------------	--------	------------	------------	--------	----------	--------

- Further refining the PREFIX field**, so that it is standardized to a select number of domains:

CTH	STH	USH	INTERSTATE
N CTH	N STH	N USH	
E CTH	E STH	E USH	
S CTH	S STH	S USH	
W CTH	W STH	W USH	
- Improvements to End User Schema Documentation.** The V12 end user schema ([V12_Wisconsin_Statewide_Parcels_Schema_Documentation](#)) was also updated. The documentation contains several notes for end users including links to some of Wisconsin's assessment/tax data resources,
- Locating Property Information and Tax Assessment Data in Wisconsin.**

2.3.3 Data Access and Download Statistics

Across the various formats that are offered, the statewide parcel database has received large numbers of downloads and access via web mapping services. **V11 received over 23,000 downloads and over 71 million hits on web services** in the year following the release date. Download and web app statistics for all years appear on the following page.

Statewide Parcel Layer Download and Access Statistics

V5 V5 Parcels	Downloads	Hits on Services or App Views/Requests
V5 Parcels (during year after release; all formats)	1,715	10,090,958
V5 Individual County Parcels, all 72 counties combined (all formats)	5,637	NA
	7,352 Total	10,090,958 Total
V6 V6 Parcels		
V6 Parcels (during year after release; all formats)	1,755	unknown
V6 Individual County Parcels, all 72 counties combined (all formats)	6,771	NA
	8,526 Total	
V7 V7 Parcels		
V7 Parcels (during year after release; all formats)	2,461	11,424,840
V7 Individual County Parcels, all 72 counties combined (all formats)	8,805	NA
	11,266 Total	11,424,840 Total
V8 V8 Parcels		
V8 Parcels (during year after release; all formats; June 21, 2022-June 20, 2023)	4,980	10,039,237
V8 Individual County Parcels, all 72 counties combined (all formats)	12,619	NA
	17,599 Total	10,039,237 Total
V9 V9 Parcels		
V9 Parcels (during year after release; all formats; June 21, 2023-June 24, 2024)	7,016	45,505,900
V9 Individual County Parcels, all 72 counties combined (all formats)	12,155	NA
	19,171 Total	45,505,900 Total
V10 V10 Parcels		
V10 Parcels (during year after release; all formats; June 25, 2024-June 22, 2025)	7,260	51,442,697
V10 Individual County Parcels, all 72 counties combined (all formats)	7,076	NA
	14,336 Total	51,442,697 Total
V11 V11 Parcels		
V11 Parcels (during year after release; all formats; June 23, 2025-June 22, 2026)	7,033	71,416,458
V11 Individual County Parcels, all 72 counties combined (all formats)	16,660	NA
	23,693 Total	71,416,458 Total

Note.

- Data for V1-V4 appears in the [V9 Final Report](#). Data that is not available is denoted with “unknown.”
- The source for download data is Google Analytic events, as well as Box access statistics. Numbers are approximate. The source for hits figures is LTSB up through V8.
- V6 hits figures unavailable due to an LTSB server migration. V8 hits figure is partial due to LTSB reconfiguration of servers in 2022.
- Figures for hits are approximate.
- “Hits” numbers are subject to variation in definition. Here, hits may be “transactions.” For ArcGIS server, a transaction is defined as any time the server or services is hit or pinged. Therefore, the number of hits is not an indicator of the number of unique users. A transaction is counted each time that a user makes a request to the service and data is returned (e.g., searching the web app, panning the map to an uncached area, clicking the map to procure attribute information).
- V9 represents the first full year where the parcel feature service was hosted in ArcGIS Online by DOA, so the method of computing hits or “requests” may be defined differently beginning with V9. *Requests* refers to the number of times a request is made for the data in a hosted web layer (e.g., opening an app counts as one request, but multiple requests may be necessary to draw all the features in the hosted layer and are counted individually).

Statewide Parcel Layer Web Mapping Application Statistics

	Sessions	Users
V5 App (June 30, 2019 – June 30, 2020)	121,326	65,239
V6 App (June 30, 2020 – June 2021)	156,517	78,837
V7 App (June 30, 2021 – June 20, 2022)	142,430	72,405
V8 App (June 21, 2022 – June 20, 2023)	168,417	87,401
V9 App (June 21, 2023 – June 24, 2024) new app platform	234,111	103,400
V10 App (June 25, 2024 – June 22, 2025)	265,476	112,270
V11 App (June 23, 2025 – June 22, 2026)	332,644	130,579

Note.

- The first date in the date range represents the public release date for the web app. Data source is SCO's implementation of Google Analytics.

Individual County Data Download Stats

	V9 - # of File Geodatabase/ Shapefile Downloads	V10 - # of Shapefile Downloads*	V11 - # of File Geodatabase/ Shapefile Downloads
Adams	320	212	578
Ashland	145	98	172
Bayfield	135	95	412
Barron	179	87	148
Brown	150	86	220
Buffalo	106	81	157
Burnett	141	93	158
Calumet	87	43	74
Chippewa	147	110	230
Clark	141	100	316
Columbia	295	153	222
Crawford	202	209	406
Dane	245	166	447
Dodge	124	99	142
Door	122	77	228
Douglas	209	161	347
Dunn	114	87	212
Eau Claire	126	91	218
Florence	120	114	201
Fond du Lac	162	99	188
Forest	125	98	203
Grant	242	243	473
Green	95	67	154
Green Lake	83	71	80
Iowa	178	121	314
Iron	1004	63	1078
Jackson	161	90	210
Jefferson	149	134	276
Juneau	175	98	218
Kenosha	110	65	105
Kewaunee	94	57	105
La Crosse	147	113	212
Lafayette	154	68	109
Langlade	95	56	131
Lincoln	85	54	129
Manitowoc	114	49	92
Marathon	181	128	292
Marinette	235	136	374
Marquette	146	89	169
Menominee	142	76	161
Milwaukee	226	180	394
Monroe	132	86	211
Oconto	177	104	1087
Oneida	139	71	151
Outagamie	118	77	154
Ozaukee	146	82	158
Pepin	101	59	115
Pierce	94	61	104
Polk	140	101	156
Portage	154	85	132
Price	192	108	209
Racine	120	70	149
Richland	119	76	137
Rock	152	97	204
Rusk	146	200	421
Sauk	187	101	185
Sawyer	127	92	191
Shawano	169	154	333
Sheboygan	110	60	121
St. Croix	146	107	155
Taylor	108	70	139
Trempealeau	105	70	142
Vernon	132	95	277
Vilas	114	48	117
Walworth	109	77	158
Washburn	115	76	189
Washington	156	107	209
Waukesha	196	148	251
Waupaca	100	72	90
Waushara	116	71	103
Winnebago	102	62	93
Wood	103	72	164
Total	11,336	7,076	16,660

Note.

* V10 figure excludes county file geodatabases.

Zoning Data Download Stats

Zoning Download Statistics

V3 V3 Zoning (Aggregated for V3)	Downloads	Hits on Services or App Views/Requests
Wisconsin_Zoning_2017 - All 5 zoning layers in one database	127	unknown
Airport	17	unknown
Farmland	37	unknown
Floodplain	27	unknown
General	65	unknown
Shoreland	28	unknown
	301 Total	
V4 V4 Zoning		
SCO Data Page - All Zoning (all zoning types combined; from January 2017–Dec 2018)	113-194	NA
GeoData@Wisconsin - “2018” year zoning data (GeoData stats not available)	NA	NA
GeoData@Wisconsin - Any year zoning data (GeoData stats; January 2017–Dec 2018)	89	NA
	202-283 Total	
V5 V5 Zoning		
SCO Data Page - Zoning (all zoning types combined; from January 2019–Dec 2019)	196	NA
GeoData@Wisconsin - “2019” year data (GeoData stats not available, except Q4 [20])	20	NA
GeoData@Wisconsin - Any year zoning data (2019 sans September 2019)	227	NA
	443 Total	
V6 V6 Zoning		
SCO Data Page - Zoning (all zoning types combined; from January 2020–Dec 2020)	302	NA
GeoData@Wisconsin - “2020” year zoning data (from January 2020–Dec 2020)	91	NA
GeoData@Wisconsin - Any year zoning data (from January 2020–Dec 2020)	456	NA
	849 Total	
V7 V7 Zoning		
SCO Data Page - Zoning (all zoning types combined; from January 2021–June 2022)	237	NA
GeoData@Wisconsin - “2021” year zoning data (from January 2021–June 2022)	310	NA
GeoData@Wisconsin - Any year zoning data (from January 2021–June 22)	1,371	NA
	1,918 Total	
V8 V8 Zoning		
SCO Data Page - Zoning (all zoning types combined; from January 2022–June 2023)	560	NA
GeoData@Wisconsin - “2022” year zoning data (from January 2022–June 2023)	159	NA
GeoData@Wisconsin - Any year zoning data (from January 2022–June 2023)	887	NA
	1,606 Total	
V9 V9 Zoning		
SCO Data Page - Zoning (all zoning types combined; from January 2023–June 2024)	510	NA
GeoData@Wisconsin - “2023” year zoning data (January 1, 2023–June 30, 2024)	77	NA
GeoData@Wisconsin - Any year zoning data (January 1, 2023–June 30, 2024)	450	NA
	1,087 Total	
V10 V10 Zoning		
SCO Data Page - Zoning (all zoning types combined; from January 2024–June 2025)	572	NA
GeoData@Wisconsin - “2024” year zoning data (January 1, 2024–June 30, 2025)	137	NA
GeoData@Wisconsin - Any year zoning data (January 1, 2024–June 30, 2025)	568	NA
	1,277 Total	
V11 V11 Zoning		
SCO Data Page - Zoning (all zoning types combined; from January 2025–June 2026)	401	NA
GeoData@Wisconsin - “2025” year zoning data (January 1, 2025–June 22, 2026)	112	NA
GeoData@Wisconsin - Any year zoning data (January 1, 2025–June 22, 2026)	335	NA
	868 Total	

Note.

- V2 zoning figures appear as a range due to differences in Google Analytics versus Box access statistics.
- For V9, due to changes in Google Analytics, statistics are not available between January 1, 2023 and June 19, 2023.
- “All zoning” means any and all zoning types—aggregated statewide layers (produced for V2/V3), individual county layers, and statewide layers produced by DATCP for farmland preservation zoning.
- Statewide GIS data for farmland and floodplain zoning may be available either from GeoData@Wisconsin and/or the following:
 - **Zoning – Farmland:** See [Wisconsin DATCP](#) for statewide farmland zoning data
 - **Zoning – Floodplain:** See [FEMA](#) for statewide floodplain zoning data

3 BENCHMARK PROGRESS ASSESSMENT

3.1 Benchmark 1-4 Progress Assessment

In the years 2016-2021, the notes from the Statewide Parcel Map Database Project intake process and assessment were formerly communicated to counties through documents called the [Observation Reports](#). The reports were individualized for each county, and contained observations related to the data submitted, with focus on how local data compared to the statewide schema.

The V7 Observation Reports showed precisely how local data compared to the benchmarks for parcel data laid out in the [WLIP grant application](#) and the [Submission Documentation](#), evaluating how close counties came to the Searchable Format for submission of parcel data.

Project staff documented what must be done yet to achieve the Searchable Format and thus meet Benchmarks 1 and 2. The intention was that the action items from the Observation Report be used as a checklist to help develop and groom the county's data to meet the Searchable Format in the future, and, where applicable, to call attention to reoccurring errors for those counties who submitted data with the same deficiencies or errors that had been pointed out to them in the past as issues to remedy.

Observation Reports were omitted from V8-V12. After several years of creating and sharing the Observation Reports with counties, the incremental gains achieved going through the exercise again for V8 and thereafter were projected to be marginal at best. Given that it required a significant amount of staff time to complete the Observation Reports, it was decided that staff time could be more productively directed to other areas of the Project, such as improving the Validation Tool.

3.1.1 OWNERNAME1 – Redaction of Owner Names

Independent of Act 235 judicial privacy redactions, for the owner name attribute, some counties redacted owner names. Partial owner name redaction was conducted by 8 counties for V12, although some counties redacted only a very small number of records. An additional county—Kenosha—withheld all owner names, consistent with a local county board resolution.

Over time, this represents an improvement compared to the V1 database, in which 22 counties did not permit owner name display in the V1 statewide layer.

V12 Owner Name Redaction		
County	Scope	Percent Redacted
Kenosha	Entire county dataset	100.00
Barron	Partial	0.59
Brown	Partial	0.17
Columbia	Partial	0.40
Dane	Partial	10.90
Manitowoc	Partial	0.31
Sauk	Partial	0.13
Sheboygan	Partial	0.20
Vilas	Partial	0.46

3.1.2 Benchmark 1 & 2 Progress Assessment

Benchmarks 1-4 were initially defined in detail within the [V1 Interim Report](#):

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

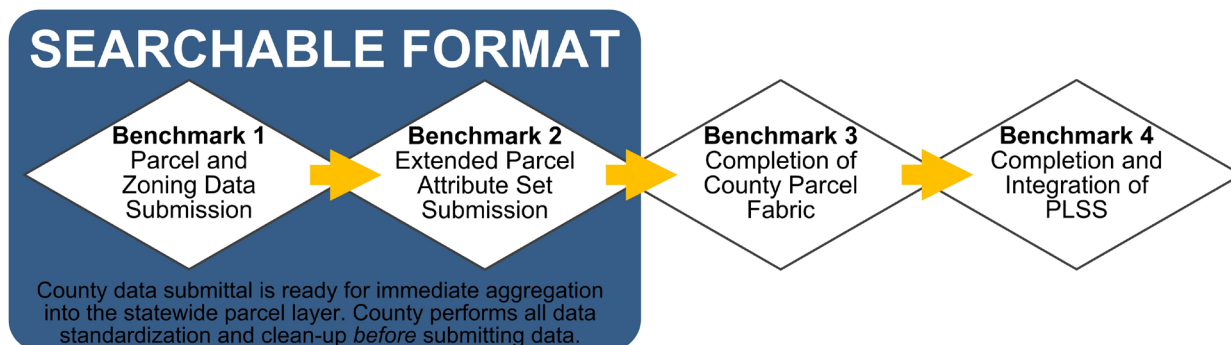


Figure 9. Searchable Format with Benchmarks

Benchmark 1 and 2 are explored below for the purpose of assessing progress from year to year. For both of these benchmarks, progress between the successive projects can be captured in comparing the individual V2 Observation Reports through the [V7 Observation Reports](#) issued in 2021.

Benchmark 1 & 2 – Parcel/Zoning Data Submission & Extended Parcel Attribute Set Submission

Benchmark 1 and 2 were satisfied by submitting parcel, tax roll, and relevant zoning information using the required standards detailed in the [Submission Documentation](#). Because Benchmark 1 and 2 are closely related and go hand-in-hand, they are often discussed together. The main distinction is that for Benchmark 2, counties must submit parsed address components with their parcel data.

For parcel and tax roll data submitted for V1, V2, and V3, there were two submission format options—the "Export Format" and the "Searchable Format." For V4 and beyond, the Searchable Format was the only submission option.

The Searchable Format is a format that directly meets the data model requirements of the final statewide parcel layer. This format is not expected to change in the foreseeable future and is intended that only essential modifications be made for future iterations of the statewide parcel database. The Searchable Format is the format that all counties will be expected to use for future versions of the project.

The "Export Format" was a format for data exchange. Data received in this format—from 2016-2017—was processed by the parcel aggregation team to meet the data model requirements of the final statewide parcel layer. This format was acceptable for counties to use for submitting parcel and tax roll data for the V1, V2, and V3 projects, but the Export Format was phased out for the V4 Project, when it was no longer accepted. The Export format is not compatible with the desirable asynchronous update model and is a major obstacle to achieving the objective of automation and efficiency in statewide parcel aggregation. It was originally devised to accommodate variations in local data and allow counties time to gradually adjust to the submission requirements of the Searchable Format.

Parcel Data Evaluated Against Benchmark 1 & 2

Assessing progress in county achievement of the Searchable Format—equivalent to attaining Benchmark 1 and 2—can be performed by referencing the [V2, V3, V4, V5, V6, and V7 Observation Reports](#). The Observation Reports track all substantial manipulation that needed to be performed on each county parcel data submission, on a per attribute basis. The table in the [V7 Report on page 21](#) summarizes the progress between V2 and V7. Assessing progress in county achievement of the Searchable Format took a different shape with V8 through V11, residing in team discussions, internal team notes (e.g., OneNote notes), and evaluation against county grant applications.

The majority of counties came close to meeting the Searchable Format in their initial V12 parcel data submissions. Given the complexity and size of the local data, not all counties submit "perfect" Searchable Format submissions on their first attempt. Few counties met the standard for parcel data exactly with their initial data submission.

- Met Searchable Format for V12 parcel data submission on initial data submission: ~**5 counties** (7%)
Dodge, Door, Dunn, Menominee, and Pepin.

3.1.3 Benchmark 3 and Benchmark 4 Progress Assessment

Data for Benchmark 3, Completion of County Parcel Fabric—collected via the [2026 WLIP grant application](#) (at the end of calendar year 2025)—is summarized below, as well as data for Benchmark 4, Completion and Integration of PLSS. These are the two counties who have yet to complete county-wide digital parcel mapping and **38 of 72 counties have PLSS remonumentation work remaining.**

Benchmark 3 Progress		
As of 2025	Counties with Incomplete Parcel Fabric	Estimated Year of Parcel Fabric Completion
	Buffalo	2027
	Burnett	2029

Benchmark 4 Progress		
As of 2025	Counties with Incomplete PLSS (Self-Reported; 38 of 72 counties)	Estimated Year of PLSS Network Completion
	Adams	2042
	Ashland	2046
	Bayfield	2040
	Brown	2026
	Buffalo	2029
	Burnett	2027
	Chippewa	2029
	Clark	2035
	Columbia	2044
	Crawford	2026
	Dane	2030
	Douglas	2057
	Dunn	2035
	EauClaire	2035
	Forest	2045
	Grant	2044
	Green	2035
	Green Lake	2026
	Iowa	2026
	Iron	2035
	Jackson	2035
	Lafayette	2030
	Langlade	2028
	Marathon	2027
	Marinette	2051
	Marquette	2040
	Monroe	2031
	Oconto	2031
	Oneida	2036
	Portage	2027
	Price	2035
	Rock	2026
	Rusk	2030
	Sauk	2030
	Sawyer	2035
	Taylor	2026
	Waupaca	2027
	Waushara	2030

3.3 E8 PLSS Sub-Project

As part of V5-V12, a full statewide Public Land Survey System (PLSS) layer, Edition 1-Edition 8 were created and will be reported on separately.

Statewide PLSS data can be downloaded from www.sco.wisc.edu/parcels/data.

For background information on PLSS in Wisconsin, see the State Cartographer’s Office webpage on [Land Surveying and PLSS Topics](#).

4 RECOMMENDATIONS

The collaborative exercise of DOA and SCO producing final reporting on each year's parcel aggregation project, complete with recommendations, is a requirement of the project [MOU](#). The recommendations contained within each year's final report and documentation of lessons learned are essential elements of the WLIP's regular program planning activities and serve as tools to help to evaluate the project and lay out a course for the future.

The methodology for composing the recommendations in the final project report for each year's parcel database are part of a strategically-based annual planning cycle. The project team from DOA/SCO engages in planning efforts on a regular basis, with an intentional, data-driven improvement cycle. It is a strategic process, whereby data is collected, analyzed, considered alongside feedback received, reported on with recommendations for the future, and adjustments are made before beginning the cycle again. Stakeholders, including counties, professional organizations, the Wisconsin Land Information Council, and state agencies have the opportunity to provide valuable input on a regular basis.

Planning efforts for the program exceed that which are documented in this report and on the [WLIP webpage](#), but in terms of end products, the final report for each year's parcel database serves as a record of critical evaluation, program planning, and active targeting of continuous improvement.

- **Data Sources and References for Recommendations.** The recommendations in this report have been composed in a systematic way based on a multitude of factors and sources surrounding the V12 database and its predecessors. References include the county parcel data submissions, county notes provided by counties via the submission form and email, notes on data submittals from counties, feedback from end users of the statewide parcel database received via email and by way of the online feedback form, WLIP grant application data, WLIP Retained Fee/Grant Report data, and workflow documentation from the technical team, among other sources.
- **Subject Matter Expert Consultation and Input Gathering.** Much research is involved in the recommendations that are selected to be in the final report. Research and input gathering has taken many forms, including speaking with end users, consulting state statutes, publicly available reference documents, state-level sources for parcel-related data such as the Department of Revenue and Department of Natural Resources, and consultation with major tax parcel software vendors. In cases where a change that has the potential to affect county workflows is recommended, there is deliberate consultation with county staff, which includes a sampling of LIOs, and in some cases, other land records staff, such as real property listers, surveyors, treasurers, and registers of deeds.
- **Weighing Recommendations for Change Versus Potential Costs.** The data sources, references, and ideas generated by parcel project staff are discussed at length before inclusion in a final report. The recommendations that follow are not meant as finalized recommendations immediately ready for implementation. Rather, the matter of their implementation involves consideration of issues like allocation of scarce staff resources and requests for county staff attention and assistance.

Since the earliest days of the project, there has been mindfulness of the importance of the stability of the statewide schema and that that only essential modifications to the statewide data model should be made. For example, in the [V3 Final Report](#), one recommendation stated, "Changes to the schema should be avoided and only essential modifications should be made." In keeping with this idea, the parcel project team has specifically avoided adding entirely new attributes and features because of the potential disruption to county workflows.

WLIP Strategic Initiative grants have been available to assist counties in addressing the statutory directive for Searchable Format parcel data. The recommendations below are not meant to alter the Searchable Format or schema requirements. There are not material changes to the parcel schema or submission requirements recommended for V13 at this time.

In the past, some attributes, attribute definitions, and requirements for field values have been modified to make them more accurate according to statutory definitions, more precise, clear, or less ambiguous. Consistency with the information on property tax bills has been an overarching theme, as a service for citizens and end users. The scope of planning efforts centers on the responsibilities of DOA explicitly named in statute and administrative rule.

Recommendations below cover several areas, such as technology, tools, data request details, project workflow, and sustainability. Importantly, they take into account state-level needs at the same time as those of other end users and the local governments who produce the data that makes up the statewide parcel layer.

Recommendations for V13 and Beyond

1. Validation Tool updates

- An updated Validation Tool is issued each year.
 - Regular updates and audits of the Validation Tool functions and checks allow for providing consistent and accurate alerts to data submitters during the validation process. Updates and modifications are made to the Validation Tool on an annual basis in the interest of providing quality feedback for the data preparation process.
 - As with previous years, a goal is to make edits to Validation Tool to accommodate issues with the most common flags or those noted on the submission form. Tool logic can be refined, so that counties do not need to explain as much for common flags.
 - Another aspect of annual tool edits are updates for changes in technology and software.
 - For V13, edit tool checks and flags, including but not limited to:
 - **PARCELID.** Update tool to flag all records without [PARCELID](#) values and direct counties to provide non-tax parcel ID descriptors, known as a "PARCELID for non-parcel features." Consider implementing record threshold that will cause a graceful exit of the tool and directives if designated number of records with the condition is met or surpassed.
 - **SITEADDRESS.** Explore feasibility of identifying the presence of a hyphen character in SITEADDRESS field for flagging address range presence. Care should be taken to ensure if implemented so as to not produce erroneous flags.
 - **INTAKE WORKFLOW.** Update the intake workflow documentation for common errors from V12 (e.g., missing NETPRPTA, erroneously large GISACRES, from Dane, Adams, Price Counties).
 - **VALIDATION TOOL/TOOL UPDATES** - Some tools, such as the [Address Parsing Tool](#) do not function within the ArcPro environment. If appropriate, make tool updates.
- **Action Item:** Make changes to tool, for draft V13 tool due on November 6, 2026, to be finalized by November 17, 2026 per the [V12 MOU](#).

2. Explore Validation Tool Options

- The backend of the Validation Tool was transitioned to open source libraries a few years ago to accommodate all counties during the transition period between ArcMap and ArcPro. Licensing is handled differently between the two programs and a single tool would not function in both.
 - ESRI has officially retired ArcMap as of March 1, 2026, ending all technical support and software updates.
 - Moving the tool back into the ESRI ecosystem can reduce the custom code and challenges that have presented over the years. The use of open-source libraries to interact with file geodatabases and feature classes presented challenges and necessitated numerous bug fixes to resolve issues presented by the proprietary format.
- **Action Item:** Explore moving the Validation Tool back into the ArcGIS environment utilizing ArcPy in October and November of 2026.

3. Make no significant changes to parcel schema for V13

- Changes to the parcel schema, other than potentially reducing requirements for data submittal (e.g., deleting attributes or making them optional), would be disruptive to data submitters. This disruption would likely not be worth the small, incremental benefits that any changes would garner.
 - However, from time to time, small definitional changes to attributes are necessary, to reflect legislative changes to tax-related or land records laws, or for other justifiable reasons.
 - The parcel schema has remained consistent in structure and number of attributes since V6.
 - An external change may be needed before a drastically different approach to statewide parcel aggregation, and therefore a major schema change, is viable. For example, county-wide assessment, a legislative change, DOR is able to provide a statewide database of tax roll data in its [XML standard](#), or all local governments achieve DMA's [Wisconsin NG9-1-1 GIS Data Standard & Best Practices](#). These or other developments at the state or federal level would warrant a deep reexamination of the parcel schema and data aggregation process, as would any leaps in technology.
- **Action Item:** Stay abreast of other state and national standards, their enforcement, and levels of compliance at the local level, as data is available.
- **Action Item:** Strive to maintain consistency with other enforced standards, while also taking into account local conditions and the diversity in local government land information systems that may stand in the way of a statewide "multi-purpose" standard for any one relevant GIS data layer (other than parcels that have geometry with tax roll attributes called for by statute [59.72\(2\)\(a\)](#)).

4. ESTFMKVALUE: Revisit redaction of Estimated Fair Market Value

- In addition to the assessed value, Wisconsin law requires that a taxation district show the estimated fair market value (also known as “equalized value”) of taxable property on property tax bills for all classifications except agricultural land. This estimated fair market value reflects the approximate market value of property as of January 1st of the taxation year.
- Land classified as *Undeveloped* (PROPCCLASS 5) or *Agricultural forest* (PROPCCLASS 5M) is assessed at 50% of market value under Wisconsin law. Previously, the ESTFMKVALUE (“Estimated Fair Market Value”) was listed at 50% of value too, which was misleading on account of the title of this attribute.
 - However, it appears that for most counties, such as those employing Catalis and Transcendent software, the ESTFMKVALUE listed for parcels that are fully 5 or 5M is now 100%.
 - The vendor Novus is the exception, in not doubling the values for 5 and 5M.
- Parcels that are wholly MFL/CFL programs appear to have correct values for ESTFMKVALUE.
- This calls into question whether values should then be redacted for parcels fully or partially populated with PROPCCLASS 5 or 5M, as well as when for other parcels, such as those enrolled in the MFL/CFL programs (AUXCLASS W1-W9).
 - ▶ **Action Item:** Take an inventory of tax bills with PROPCCLASS 5 or 5M fully or partially, as well as tax bills with parcels fully or partially enrolled in the MFL/CFL programs (AUXCLASS W1-W9), with focus on [counties that utilize Novus](#) tax software (Bayfield, Burnett, Price, Sawyer, and Washburn).
 - ▶ **Action Item:** Depending on the inventory, consider revising the request for counties to null out ESTFMKVALUE, and to what extent it should be done at the state level.

5. Continue Judicial Privacy Act Workflow

- 2023 Wisconsin Act 235, otherwise known as the Judicial Privacy Act, requires state and local governments to shield the personal information of judicial officers and their family members, per official request. The law went into effect on April 1, 2025.
- Act 235 requires shielding of names of judicial officials or their family members if a judicial official has submitted a written request on the form described by [s. 757.04](#).
- The parcel team has determined that counties must only submit parcel data to the state that has **already been shielded**.
 - ▶ **Action Item:** Continue requesting redacted data from counties and parcel technical team workflow for redaction.

6. For BFIs, continue the mapping standard for submittal of parcels without a Land Value

- 2023 Wisconsin Act 12 exempts personal property from taxation. Some properties previously taxed as personal property are now taxed as real property.
- Due to Act 12, some parcels may have been created that are only for improvements. This means that the real estate associated with a parcel ID may only have an IMPVALUE associated with it but no LNDVALUE, and that the tax roll record would have no corresponding parcel geometry.
- These changes for property tax assessments went into effect January 1, 2024, so they first effected V11.
- Parcels that are improvements without land are now typically recorded with the [Building\(s\), Fixture\(s\), and/or Improvement\(s\) Document](#) (parcels referred to as BFIs).
- DOR is projected to issue a DOR-prescribed form that will describe BFIs on a recorded document.
- As of September 30, 2024, there were probably fewer than 2,000 BFIs statewide, based on data submitted with 2024 county land information plans.
- For V11, submittal of parcels without land value (i.e., BFIs) was optional, but if submitted, submittals were to follow [this BFI standard](#):
 - ▶ Submit BFI records as **stacked polygons** (**not** points) with a unique PARCELID.
 - ▶ Populate all assessor-assigned attributes, including CNTASSDVALUE (Total Assessed Value) and IMPVALUE (Assessed Value of Improvements). LNDVALUE should be populated with “0”
 - ▶ Ideally, polygon shape/location should match the legal description (and **not** simply be a duplicate of the underlying land parcel). Improvements-only parcels should be “on top” of the underlying land parcel, similar to the “Distributed” model of condo stacking, Condo Type #4.
 - ▶ Please do not submit any tax roll records which cannot be joined to a parcel polygon (per the One-to-One Relationship Rule).
 - ▶ If included with the county’s submittal, in the Validation Tool *Explain Certification* box for “Other,”
Enter NUMBER OF BFIs if records exist
- ▶ **Action Item:** Continue polygon-based BFI standard for V12 submittals, but also keep submittal of BFIs optional. Do *not* accept BFIs as points; disregard any points submitted for V13.

7. For collecting user feedback, plan for possible change to user feedback collection mechanism

- The statewide parcel layer [user feedback form](#) (shown in Figure 8) had for previous years been created and maintained inside Qualtrics survey software. It was moved for V11, so that instead of directing users to a Qualtrics URL, an iframe page with a stable URL is now used.
- The URL for feedback starting with V11 is now www.sco.wisc.edu/parcels/feedback.
- This change was made because the old versions of the Qualtrics survey utilized custom code that cannot be altered without significantly altering the survey appearance. This prevents any major annual updates within Qualtrics.

- If the user interface for editing Qualtrics surveys changes before June of 2027, a substantial amount of time may need to be devoted to V13 Qualtrics updates and/or devising an alternate solution.
- Work may be required to get the correct CSS configurations to replicate [old surveys](#) in Qualtrics. Some of the HTML structure and CSS selectors (e.g., classes, IDs, etc.) have changed in the newer version of Qualtrics.
 - **Hypothesis #1** >> For whatever reason, when a change is made to survey *Display name* et cetera, it does something somewhere that pushes it into the updated HTML framework.
 - **Hypothesis #2** >> Qualtrics and/or UW-Madison depreciated the “theme” that the original survey was designed in. When an edit is made using the “Look and Feel” editor, or a change is made to survey options such as *Display name*, the survey reverts to a default theme. That default theme lacks the custom style elements in the original theme (e.g., the “Minimal 2014” or “Simple 2014” theme).
- For V13, May of 2026 or sooner, it should be confirmed that the Qualtrics feedback solution is still viable. The project team should watch for Qualtrics *Editor-Experience* updates that might change the editor, and explore the [Qualtrics community forum](#) if necessary.
 - **Action Item:** Finalize feedback solution by the end of May of 2027 for the V13 milestone timeline.

8. Continue annual planning cycle and stay aware of potential legislative impacts

- In the 2026 legislative session, the legislation [AB216/SB218](#) was proposed.
- AB216/SB218 would have reallocated a portion of Real Estate Transfer Revenue (the “RETR” fee) to the Land Information Fund for grants to counties. It would have increased the Land Information Fund from \$7 million to \$24 million in funding.
- The proposed legislation has specific directives regarding revenue reallocation. A summary from the [Analysis](#) by the Legislative Reference Bureau is as follows:
 - Decreases RETR to 20 cents for each \$100 of the value of the conveyance.
 - 30 percent of the fees collected are deposited into the general fund.
 - 20 percent of the fees are deposited into the land information fund.
 - County retains 50 percent of the fees.
 - DOA base budget grants—increases that base amount to \$175,000 less the retained fees.
 - Increases the minimum training and education grant amount from \$1,000 to \$5,000.
 - DOA to award additional local government **contribution based grants** to counties to fully distribute 46 percent of the amount of RETR fees that are deposited into the land information fund under the bill in each fiscal year. DOA annually must award 46 percent of those deposited amounts as grants to counties based on the relative proportion of the fees each county collected.
 - Any county that retains real estate transfer fee moneys to establish a real property recording notification system.
- The legislation proposes “**Contribution Based grants**,” which are governed by [Adm Rule 47.04\(3\)](#):
Local government contribution based grants shall be available to fund eligible projects and activities as provided in s. [Adm 47.03 \(1\) through \(5\)](#), that are consistent with the countywide plan for land records modernization. A county may receive an amount equal to the available funds divided proportionately according to the rate of county fee submittals under s. [59.72 \(5\) \(a\)](#), Stats., for the preceding fiscal year.
- Compared to AB216/SB218, Act 20 featured specific directives to both counties and DOA relating to parcel attributes and the creation of a statewide parcel map. The Act 20 legislation set out the main “objectives” for the funding. After becoming law, the “Strategic Initiative Grant Concept” from the [Parcel Initiative Planning Process Framework](#) was born to implement the objectives of the legislation.
- As discussed above on page 23, for the WLIP, there are regular elements of an annual planning cycle. This includes analysis of annual county WLIP grant applications and expenditure reporting, the annual WLIP report (e.g., [2025 WLIP Report](#)), and the annual parcel project final reports (e.g., [V11 Final Report](#)). Any new legislation would likely fall into this planning and implementation cycle process, but additional planning efforts might be required if new legislation were to pass.
 - **Action Item:** DOA publicize and continue the annual WLIP planning cycle described in detail in the parcel project final reports, the WLIP Annual Report, the parcel project MOU, and elsewhere.
 - **Action Item:** Stay abreast of any future RETR or Land Information Fund-related bills, with an eye toward implementation planning and how any new legislation might affect the annual cycle, keeping in mind that DOA may in the future have a new Geographic Information Officer.

9. Schedule time for V13 Submission Documentation edits and V13 call for data planning

- Based on the V12 Final Report recommendations, schema clarification edits for V13 could potentially occur in the following areas:
 - ESTFMKVALUE - if V13 schema affects directions for counties to null out ESTFMKVALUE
- Edits to the schema can appear in or affect the [Submission Documentation](#), the Validation Tool logic, the [end user schema](#), and the metadata for the statewide layer file geodatabase and [feature service](#).
- As part of V13 call for data planning, several tasks should be researched and implemented as appropriate, including edits to the Submission Documentation, the [Validation Tool Guide](#), and other materials.
 - **Action Item:** Schedule time for V13 Submission Documentation and other edits in October 2026.

Appendix

A. V12 User Feedback

ABOUT USER FEEDBACK

This [V12 Final Report](#) appendix will be a compilation of comments provided by users of the **V12** Wisconsin statewide parcel layer, received via email and by way of the [V12 online user feedback form](#).

To view user feedback from previous years, see the [Parcel_User_Feedback](#) document, which is a compilation of feedback from V1 through V11 (from the [V11 Final Report](#), [V10 Final Report](#), [V9 Final Report](#), [V8 Final Report](#), [V7 Final Report](#), [V6 Final Report](#), [V5 Final Report](#), [V4 Final Report](#), and, for V1-V3, the [V3 Final Report](#)).

