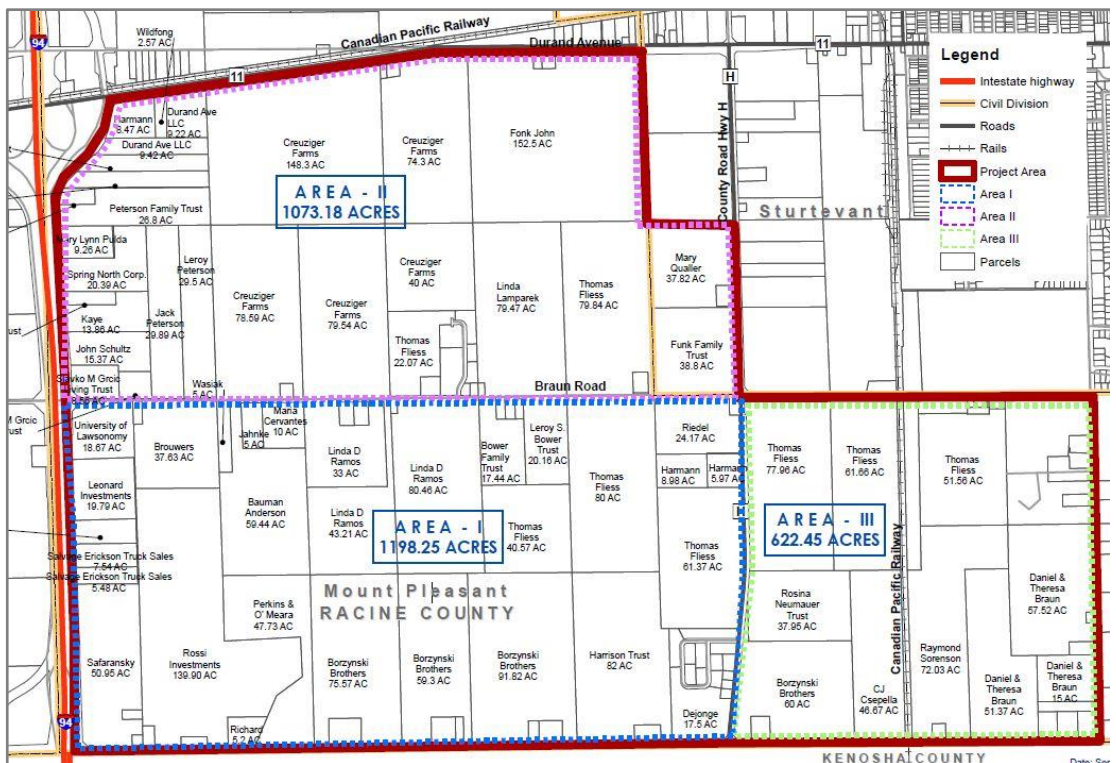


AGRICULTURAL IMPACT STATEMENT



**DATCP
#4229**

**Village of Mount Pleasant
Foxconn Project
Racine County**



**WISCONSIN DEPARTMENT OF AGRICULTURE,
TRADE AND CONSUMER PROTECTION**
PUBLISHED NOVEMBER 10, 2017

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Village of Mount Pleasant
Foxconn Project
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WISCONSIN DEPARTMENT OF AGRICULTURE, TRADE AND CONSUMER PROTECTION

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DATCP SUMMARY OF ANALYSIS AND RECOMMENDATIONS

The Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) has prepared this Agricultural Impact Statement (AIS) for the planned Foxconn Technology Group manufacturing campus (Foxconn or Foxconn Project) in accordance with [Wis. Stat. §32.035](#). The project requires the acquisition of approximately 2,900 acres in Racine County, east of Interstate-94 and north of the Kenosha County border. Portions of additional parcels will be acquired for the extension of International Drive from Nations Drive to State Trunk Highway 11.

Project maps and data were submitted by project developers to DATCP beginning on October 30, 2017. Additional information was acquired from the Village of Mount Pleasant, the Wisconsin Department of Transportation, and from other publicly available information sources. A formal Agricultural Impact Notice (AIN) was received by DATCP on November 2, 2017.

Nearly all of the land to be acquired is prime farmland and would affect a minimum of 59 agricultural property owners. The Foxconn Project is part of a larger, planned Mount Pleasant tax incremental district whose development proposes 3,921 acres of mostly rural and agricultural lands. The Village of Mount Pleasant has the potential powers of eminent domain for this project, although landowners have the opportunity to voluntarily sell their properties.

Approximately 37 residences are located within the proposed Foxconn Project area. A relocation plan will be necessary.

DATCP recommends the following actions:

Recommendations to Village of Mount Pleasant

- If properties will be acquired in addition to Areas 1, 2, and 3, and those required for the extension of International Drive, DATCP recommends that an Agricultural Impact Notice be submitted to DATCP describing the revised project. As plans continue to develop and evolve, DATCP expects that transmission lines will be constructed in and outside of the project zone as well. Based on the information provided, DATCP may publish a separate Agricultural Impact Statement or an addendum to this AIS if additional acquisitions occur.

Recommendations to Agricultural Property Owners

- It is anticipated that offers of compensation will be made to landowners within the project area for the purchase of their property. For those landowners who choose not to accept the compensation offered, DATCP recommends that these farmland owners review [Wisconsin Statute Ch. 32](#) for further information as well as the Department of Administration website regarding relocation assistance (see Appendix C). Landowners with questions or concerns regarding Wisconsin law and procedures may consider seeking legal advice from attorneys with relevant legal expertise.

I. INTRODUCTION

The Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) has prepared this agricultural impact statement (AIS) in accordance with [Wis. Stat. §32.035](#). See Appendix B. The AIS is an informational and advisory document that describes and analyzes the potential effects of the project on farm operations and agricultural resources, but an AIS in no manner prevents or halts commencement of a project.

By statute, DATCP is required to prepare an AIS when the actual or potential exercise of eminent domain powers involves an acquisition of interest in more than 5 acres of land from any farm operation. The term, farm operation, includes all owned and rented parcels of land, buildings, equipment, livestock, and personnel used by an individual, partnership, or corporation under single management to produce agricultural commodities. DATCP may choose to prepare an AIS if an acquisition of 5 or fewer acres will have a significant impact on a farm operation. Significant impacts could include the acquisition of buildings, the acquisition of land used to grow high-value crops, or the severance of land. No condemnor of property may negotiate with or make a jurisdictional offer to a landowner until 30 days after the AIS is published.

The AIS reflects the general objectives of the DATCP in its recognition of the importance of conserving important agricultural resources and maintaining a healthy rural economy. DATCP is not involved in determining how properties will be acquired or the amount of compensation to be paid for the acquisition of any property. Refer to Appendix B for the text of Wis. Stat. §32.035 and Appendix C for additional sources of information such as the Wisconsin Farm Center, Department of Administration (DOA), and U.S. Department of Agriculture (USDA).

II. PROJECT DESCRIPTION

Location

This project proposes to acquire numerous agricultural properties in Racine County. The project is primarily located within the Village of Mount Pleasant, with three parcels located in the Village of Sturtevant. The project area is bordered by Interstate I-94 to the west and County Trunk Highway (CTH) KR on the Kenosha County border to the south.

The Village of Mount Pleasant Community Development Authority has proposed a 3,921-acre tax increment district (TID), referred to as TID No. 5 (Figure 1). Within this TID district and south of State Trunk Highway (STH) 11, three areas will be acquired for the Foxconn Project area. Additional land will be required for the extension of International Drive between Nations Drive and STH 11. Foxconn has stated that the area totals approximately 2,926 acres. Figure 2 shows the locations of Areas 1, 2, and 3.

Maps and data provided by the Racine County Economic Development Corporation indicate that the acreage of land to be acquired is as follows:

- Area 1 - 1,198 acres
- Area 2 - 1,073 acres, used for Foxconn manufacturing campus
- Area 3 - 622 acres, used initially for construction staging and future development
- International Drive Expansion - approximately 23 acres

Figure 1: Proposed Mount Pleasant Tax Incremental District No. 5

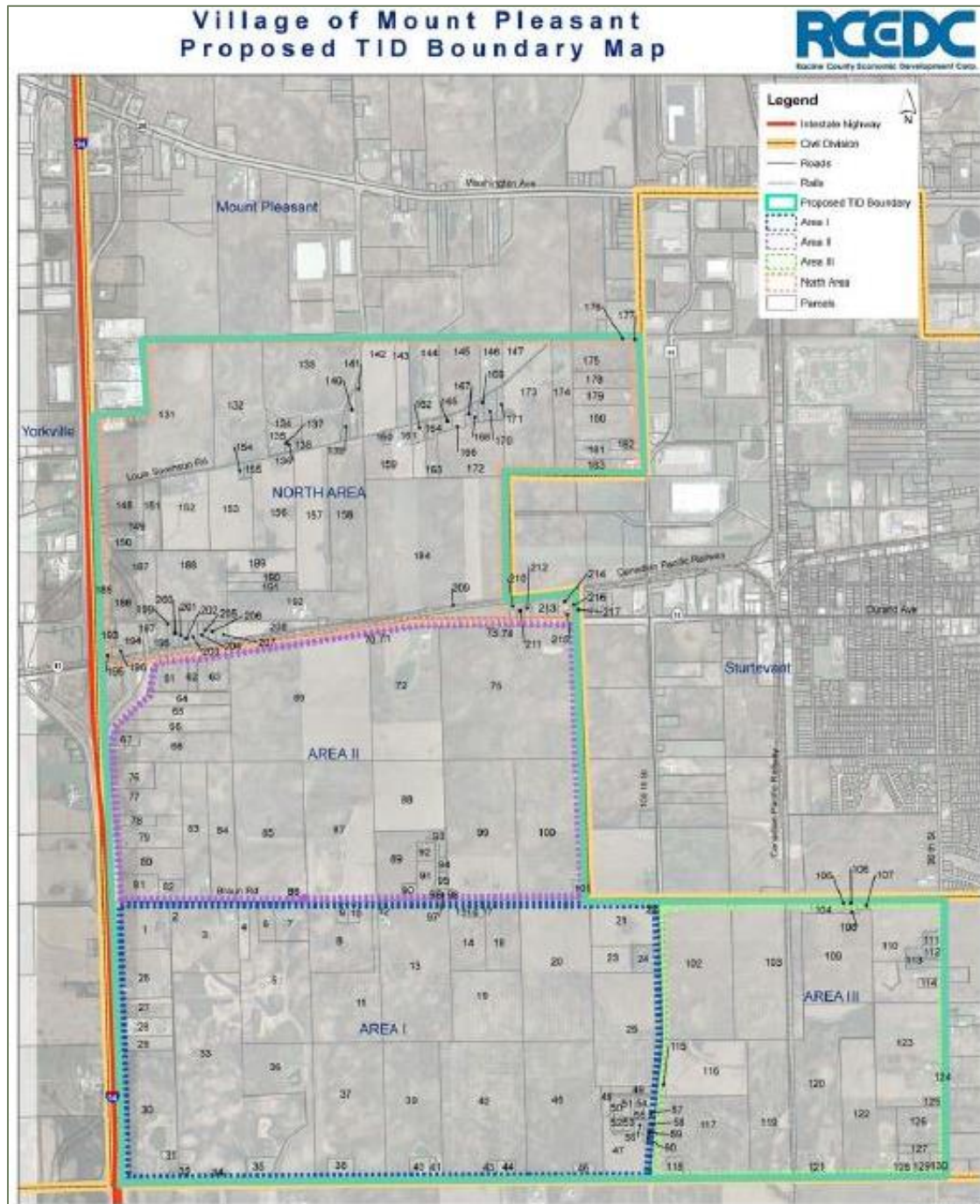
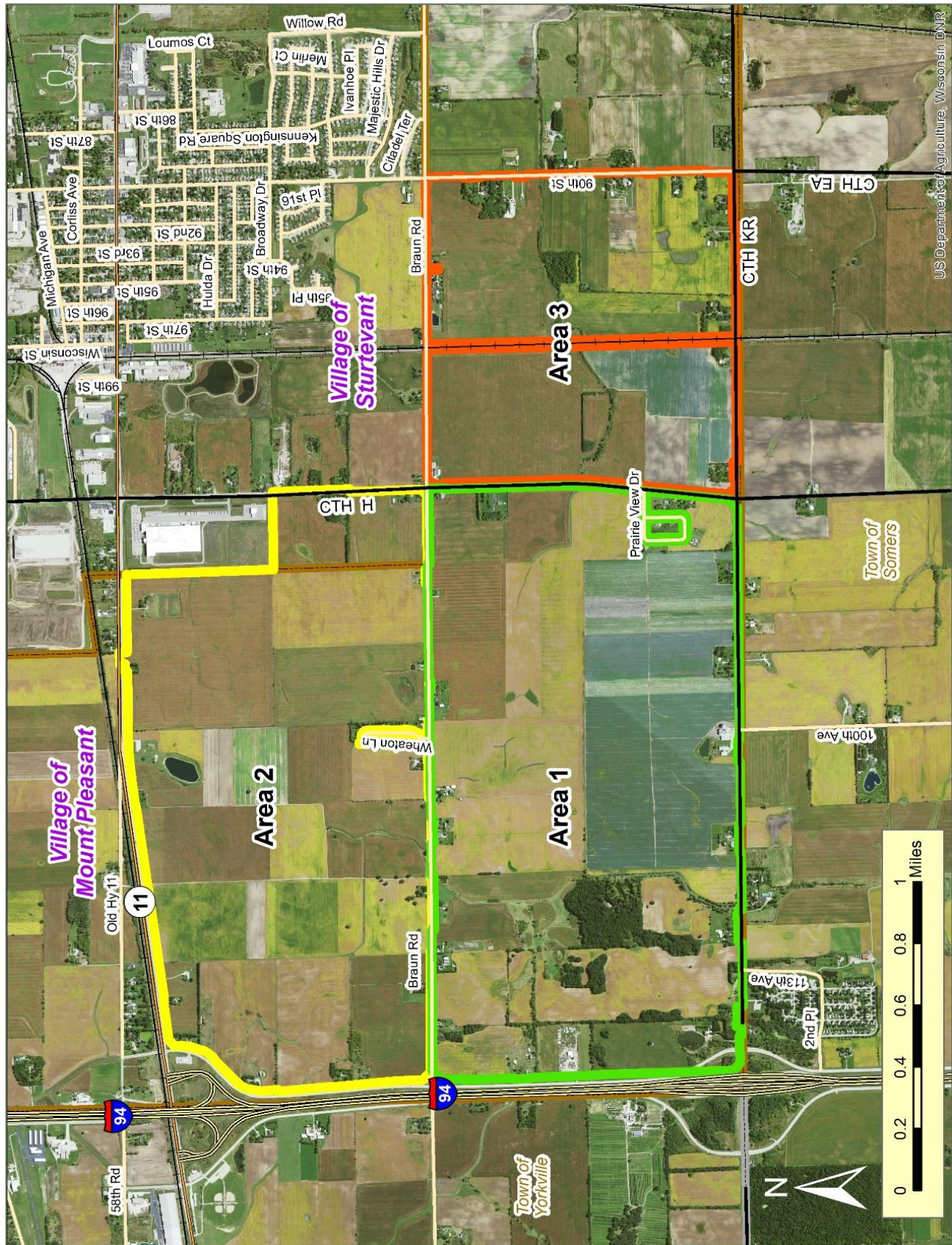


Figure 2: Foxconn Project Area



Due to differences in mapping formats and source material supplied to DATCP, DATCP analysis noted a minor discrepancy between the stated acres to be acquired and geographic information system (GIS) calculated values. Table 1 shows the variation in the acres of proposed acquisitions.

Table 1: Acres to be Acquired

Project Acres by Data Source	Area 1 (acres)	Area 2 (acres)	Area 3 (acres)	Total (acres)
Racine County Economic Development Corp. (map dated 9/29/17)	1,198.25	1,073.18	622.45	2,893.88
GIS data provided by Sigma Group	1,211.43	1,060.42	632.63	2904.48
Difference in Acres	13.18	-12.76	10.18	10.60

For the remainder of this report, the GIS data supplied by the Sigma Group was used for analysis, and therefore, the totals may not equal those reported in other published media.

Based on the GIS data supplied as part of the Agricultural Impact Notice, 97% of the land to be acquired for this project is currently in agricultural use. Table 2 shows the acres of agricultural lands that would be acquired for the project by project area.

Table 2: Total Acres of the Project Area in Agriculture

Project Area in Agriculture	Area 1	Area 2	Area 3	Int'l. Dr.	Total
Property Owners (Note: landowners may own parcels in more than one area)	26	23	12	2	61
Acres of Agricultural Properties Affected	1,164.15	1,042.02	610.08	20.61	2,816.25
Percentage of project area currently in agriculture	96.1%	98.3%	96.4%	100%	97.0%

SOURCE: GIS data submitted by Sigma Group (10/31/17)

Road Construction and Expansion

To serve the Foxconn Project, the Wisconsin Department of Transportation (WisDOT) is proposing to expand four roads within or bordering the project area and extend one road north of STH 20. A map showing the affected roads and the new extent of the road right-of-ways is shown in Figure 3 and described below.

- International Drive: north of the project area, the existing 4-lane divided road currently ends about 2,400 feet south of STH 20. It will be extended south to connect to STH 11. This road will acquire 20.6 acres of land from two agricultural landowners (see Table 4).
- STH 11: along the northern edge of the project area, the existing 4-lane divided road will be expanded to 6- and 8-lane divided road between the I-94 east frontage road and CTH H. It will then transition back to the existing profile east of CTH H. A few

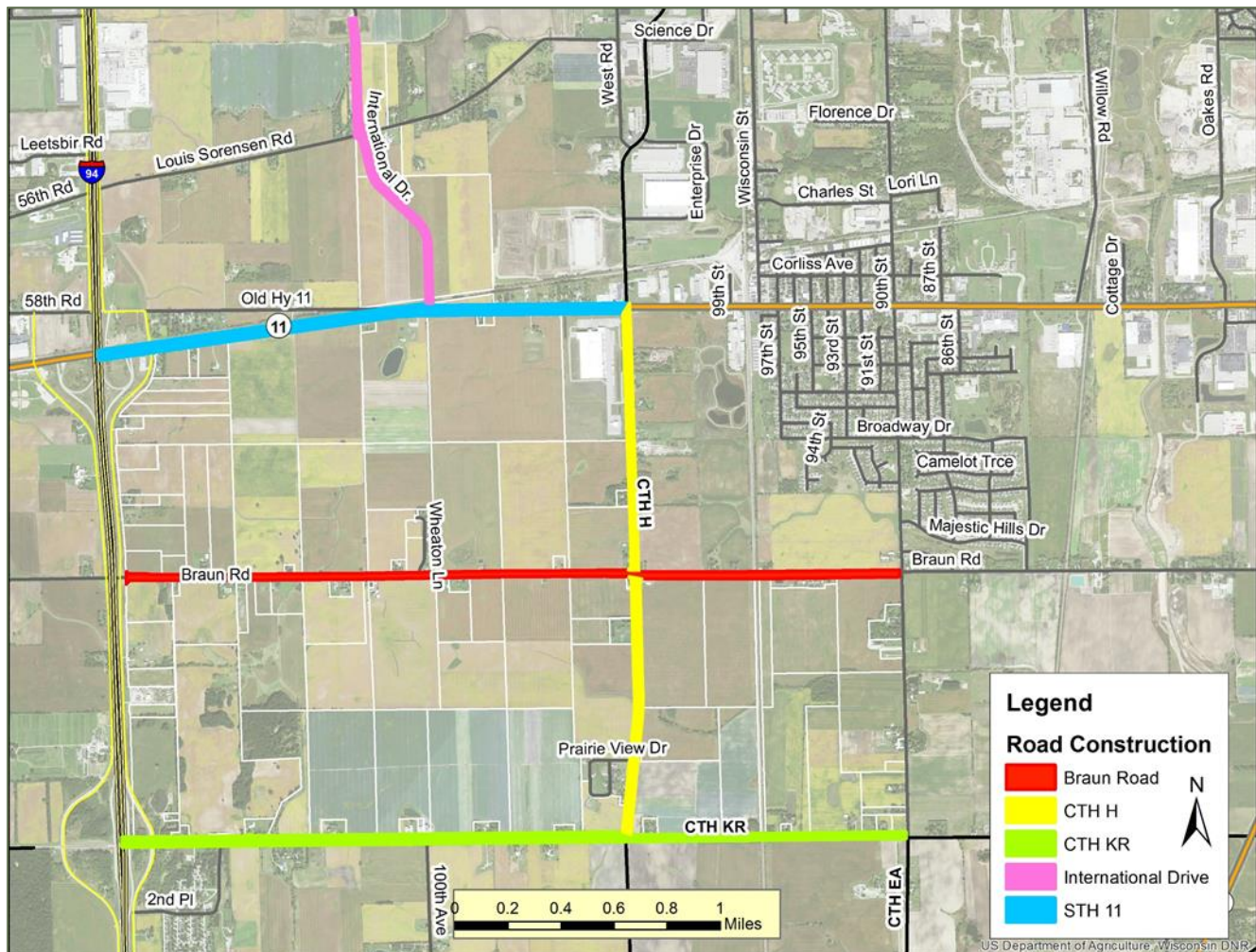
acres may be required for the expansion from property owners outside of the project area.

- Braun Road: within the project area, the existing 2-lane roadway will be expanded to a 4- and 6-lane divided road from I-94 to CTH H. It will then transition back to the existing profile prior to connecting to 90th Street.
- CTH KR: within the project area, the existing 2-lane road will be expanded to a 4-, 6- and 8-lane divided road between the I-94 east frontage road and CTH H. It will then transition back to the existing road dimensions prior to connecting with 90th Street.
- CTH H: within the project area, the existing 2-lane road will be expanded to a 4-lane divided road from CTH KR to north of STH 11.

Right of way will be purchased along all of these roadway corridors to accommodate their construction.

Additional local roads may be added within the project area.

Figure 3: WisDOT-Proposed Road Construction



Property Acquisition Timeline

The formal acquisition process is anticipated to begin after December 10, 2017. Road construction may begin in the summer of 2018. Some properties in Areas 2 and 3 may not be needed until after the 2018 growing season. Development of the project will progress over the course of approximately six years.

Need

The land described in this AIS is needed for the Foxconn Project. The project requires constructing approximately 20 million square feet of manufacturing space for production of liquid crystal display panels along with adjacent areas necessary for construction staging and related tasks. The Foxconn Project will require the construction of a manufacturing facility which is expected to result in up to \$10 billion in private investment over a six-year development timeframe and result in creation of up to 13,000 jobs with an estimated average salary of \$53,875.

III. PROJECT IMPACTS TO AGRICULTURAL PROPERTIES

Acquisitions from Farmland Owners

A significant amount of agricultural acres will be taken out of production to construct this project. An estimated 59 property owners will be affected by the project. Table 3 lists the affected agricultural property owners and the potentially affected agricultural acres for each development area. The following data was collected from information provided to DATCP by project partners, a review of 2015 aerial imagery, and publicly available data from Racine County. Data was not collected from individual property owners.

Table 3: Agricultural Property Owners Affected by the Project

Agricultural Property Owners	Area 1 (acres)	Area 2 (acres)	Area 3 (acres)	Total (acres)
13105 DURAND AVENUE LLC		18.65		18.65
AMANDA M PAUL and BROCK E PAUL	3.00			3.00
ANN L SCHULTZ REVOCABLE TRUST DATED MARCH 3, 2016		11.76		11.76
ANNA MARIE SAFRANSKY ECKELBERG and GEORGE L SAFRANSKY	50.95			50.95
BORZYNSKI BROS PROPERTIES	93.16			93.16
BORZYNSKI BROTHERS PROPERTIES	134.87		60.00	194.87
BOWER FAMILY TRUST	17.44			17.44
BOWER TRUST LE ROY S	20.16			20.16
BRAUN TRUST HUBERT H			0.62	0.62
BROUWERS and DAVID BROUWERS 1/4 INT	37.63			37.63
BUISSE and LINDA D RAMOS	113.46			113.46
C J CSEPELLA and B PFAFF			46.67	46.67
CREUZIGER FARMS		40.54		40.54
CREUZIGER FARMS INC		368.33		368.33

Agricultural Property Owners	Area 1 (acres)	Area 2 (acres)	Area 3 (acres)	Total (acres)
DANIEL P BRAUN and THERESA E BRAUN			125.74	125.74
DANIEL R DEJONGE and KELLY A DEJONGE	17.99			17.99
DOUG R FUNK		38.70		38.70
ELMER S SAUDER and WIFE SAUDER			2.90	2.90
EMULAN INC	3.76			3.76
HARMANN - ETAL and NANCY B HARMANN	15.08			15.08
HARRISON TRUST ANSELM J	82.00			82.00
JACK R PETERSEN and PATRICIA A PETERSEN		29.51		29.51
JAY D WILDFONG		2.58		2.58
JOHN H FONK		152.53		152.53
JOHN SCHULTZ and LEWIS SCHULTZ		15.37		15.37
JOHN YOUNK and GLORIA YOUNK		1.54		1.54
LAURA A JAHNKE and JOHN THOMAS ANDERSON	5.00			5.00
LEE ANN GOOLD and TIMOTHY J ANDERSON	10.00			10.00
LEONARD INVESTMENTS LLC	19.79			19.79
LEROY R PETERSEN and SHARON K PETERSEN		29.52		29.52
LINDA D RAMOS and WAYNE P BUISSE	43.21			43.21
LINDA LAMPAREK		80.39		80.39
LYNN S BAUMANN and LORI ANDERSON	59.44			59.44
MARION J KAYE		13.88		13.88
MARY LYNN PULDA		9.01		9.01
MARY QUALLER		37.82		37.82
NED E LASHLEY and PAMELA J ANTOSH			2.97	2.97
PETERSEN FAMILY TRUST		30.46		30.46
RAYMOND J SORENSON and BONNIE S SORENSON			72.03	72.03
RAYMOND J SORENSON and BONNIE SORENSON			1.46	1.46
RICHARD B & CONSTANCE M RICHARDS REVOCABLE TRUST	5.21			5.21
ROBERT M AVILA and LOIS A AVILA			3.10	3.10
ROSINA NEUMAYER TRUST U/A/D SEPTEMBER 29, 2015			38.59	38.59
ROSSI INVESTMENTS LLC	139.90			139.90
SALVAGE ERICKSON TRUCK SALES &	5.42			5.42
SARAH MAYER and SHAWN MAYER		8.01		8.01
SLAVKO M GRCIC LIVING TRUST DATED MAY 9, 2012		12.81		12.81
SPRING NORTH CORP		20.41		20.41
SUPER MIX PROFIT SHARING TRUST	7.77			7.77
THEODORE M WASIAK and JEAN A WASIAK	5.00			5.00
THOMAS E RIEDEL and BARBARA J RIEDEL	24.17			24.17
THOMAS W FLIESS	183.34		204.68	388.02
THOMAS W FLIESS and CHERIE FLIESS		78.63		78.63
THOMAS W FLIESS JR		21.89		21.89
THOMAS W FLIESS JR and CHERIE FLIESS			51.32	51.32
UNIVERSITY OF LAWSONOMY	18.67			18.67
WALTER T HARMANN		8.97		8.97
WENDELL L PERKINS and MARK P O'MEARA	47.73			47.73
WILLIAM A SCHULTZ REVOCABLE TRUST DTD 3/3/16		10.71		10.71
Total Acres	1,164.15	1,042.02	610.08	2,816.25

Table 4: Agricultural Property Owners Affected by International Drive Extension

Agricultural Property Owners	Acres
ZENNER TRUST DAVID P & GLORIA A	6.34
PETER ZENNER FAMILY FARM LLC	14.27
Total Acres	20.60

Table 5: Parcel Data for Agricultural Parcels within the Project Area

Agricultural Parcel Data	Area 1	Area 2	Area 3	Total
Land Value (in millions of dollars)	1.64	0.80	0.73	3.17
Value of Improvements (in millions of dollars)	1.36	1.41	1.31	4.08
Estimated Number of Properties with Residences	14	11	12	37
Fair Market Value (in millions of dollars)	2.56	1.80	1.92	6.28

SOURCE: Racine County GIS Open Data Portal (accessed October 30, 2017)

Soils

Farmland soil is classified by the USDA based on the soil's ability to produce crops. Protecting prime farmland, prime farmland, if drained, and farmland of statewide importance should be a priority for construction projects.

Prime Farmland Definition

Prime farmland has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these uses. It has the soil quality, growing season, and moisture retention capability needed to produce economically-sustained high yields of crops when treated and managed according to acceptable farming methods, including water management. In general, prime farmland soils have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. Prime farmland soils are permeable to water and air, are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.

Prime Farmland if Drained Definition

This farmland is prime farmland but requires draining in order to have the best combination of physical and chemical characteristic for producing food, feed, forage, fiber, and oilseed crops.

Farmland of Statewide Importance Definition

The criteria for defining and delineating these soils are determined by the appropriate state agency or agencies. Generally, farmlands of statewide importance include those that are nearly prime farmland and that economically produce high yields of crops when treated and managed

according to acceptable farming methods. Some may produce as high a yield as prime farmlands if conditions are favorable. In some states, additional farmlands of statewide importance may include tracts of land that have been designated for agriculture by state law.

Non-prime Soils Definition

Non-prime soils have limitations in terms of agricultural production and may be more susceptible to damage from surface activities, including construction.

Project Area Soils

For this project, 97 percent of the land to be acquired are agricultural properties. Of the agricultural properties to be acquired (2,817 acres), 99 percent of the soils are classified as either prime farmland or prime farmland if drained. Table 6 lists the acreage and percentage of agricultural soils that are classified as prime in the project area. Table 7 identifies the acreages of each soil type that will be taken out of production for this project.

Table 6: Agricultural Soil Classifications of the Project Area

Soil Classifications	Area 1 (acres)	Area 2 (acres)	Area 3 (acres)	Total (acres)	Percentage
Prime farmland	502.71	426.85	347.63	1277.19	45.34%
Prime farmland if drained	650.16	612.32	253.60	1516.08	53.82%
Prime farmland if drained and not frequently flooded during the growing season	2.63	0.00	0.00	2.63	0.09%
Farmland of statewide importance	6.34	3.27	8.74	18.35	0.65%
Not prime farmland	2.49	0.00	0.00	2.49	0.09%
Total Acres	1,164.33	1,042.44	609.97	2,816.74	100.00%

Table 7: Acreage and Characteristics of Agricultural Soils in the Project Area

Soil Unit	Soil Classification	Soil Yield Potential	Available Water Capacity	Area 1	Area 2	Area 3	Total
Ashkum silty clay loam, 0 to 2 percent slopes	P-D	M	H	289.43	330.18	198.92	818.53
Aztalan loam, 2 to 6 percent slopes	P-D	H	H	16.62	6.14	0.00	22.76
Beecher silt loam, 1 to 3 percent slopes	P-D	H	H	17.26	32.89	0.00	50.15
Elliott silt loam, 0 to 2 percent slopes	P-D	H	M	21.16	26.99	0.00	48.15
Elliott silty clay loam, 2 to 6 percent slopes	P-D	H	M	207.94	216.12	54.68	478.74
Fox loam, clayey substratum, 2 to 6 percent slopes	P-D	H	M	5.31	0.00	0.00	5.31
Hebron loam, 2 to 6 percent slopes, eroded	P-D	H	H	36.45	8.66	0.00	45.11

Soil Unit	Soil Classification	Soil Yield Potential	Available Water Capacity	Area 1	Area 2	Area 3	Total
Houghton muck, 0 to 2 percent slopes	S	H	VH	1.21	2.82	0.00	4.03
Markham silt loam, 2 to 6 percent slopes	P	H	H	28.05	13.14	18.55	59.74
Markham silt loam, 2 to 6 percent slopes, eroded	P	H	H	3.28	19.04	35.74	58.06
Markham silt loam, 6 to 12 percent slopes, eroded	S	H	H	3.17	0.45	8.74	12.36
Montgomery silty clay	P-D	M	H	19.72	0.00	0.00	19.72
Morley silt loam, 2 to 6 percent slopes	P	H	M	12.13	0.00	0.00	12.13
Morley silt loam, 2 to 6 percent slopes, eroded	P	H	M	2.77	0.00	0.00	2.77
Navan silt loam	P-D	M	H	78.03	0.00	0.00	78.03
Palms muck, 0 to 2 percent slopes	S	H	VH	1.96	0.00	0.00	1.96
Saylesville silt loam, 0 to 2 percent slopes	P	H	H	7.16	0.00	0.00	7.16
Saylesville silt loam, 2 to 6 percent slopes	P	H	H	89.20	0.00	0.00	89.20
Saylesville silt loam, dark surface variant, 2 to 6 percent slopes	P	H	H	9.52	0.00	0.00	9.52
Symerton loam, 2 to 6 percent slopes	P	H	M	24.69	3.56	0.00	28.25
Varna silt loam, 2 to 6 percent slopes	P	H	H	229.15	361.79	263.81	854.75
Varna silt loam, 2 to 6 percent slopes, eroded	P	H	H	55.00	15.65	29.53	100.18
Wallkill silt loam	P-D-F	M	VH	2.63	0.00	0.00	2.63
Warsaw loam, 2 to 6 percent slopes	P	H	M	0.00	5.01	0.00	5.01
Water	X			2.49	0.00	0.00	2.49
Total Acres				1,164.33	1,042.44	609.97	2,816.74

TABLE ABBREVIATIONS:

Soil Classification Key: P = Prime farmland / P-D = Prime farmland if drained / P-D-F = Prime farmland if drained and not frequently flooded / S = Farmland of statewide importance / X = Not prime farmland

Soil Yield Potential: H = high / M = medium / S = sandy

Available Water Capacity: VH = very high / H = high / M = moderate / L = low / VL = very low

Crop Production

Based on the cropland data layer compiled by the USDA National Agricultural Statistics Service (NASS), much of the project area was planted in soybeans (1,261 acres) and corn (755 acres) in 2016. Soybeans and corn represented slightly more than 70 percent of the crops grown in the project area. As DATCP did not acquire data directly from affected agricultural landowners to

assess the crop types produced or potential impacts on farmland within the project area. Instead DATCP utilized NASS cropland data in order to estimate that the following acres of specialty crops were grown in the project area during 2016:

- Sweet corn, approximately 277 acres
- Winter wheat, approximately 124 acres
- Cabbage, approximately 88 acres
- Dry beans, approximately 28 acres
- Herbs, approximately 20 acres
- Pumpkins, approximately 1 acre

Drainage Districts

No part of the proposed Foxconn Project area is located within a drainage district.

Farmland Preservation

Wisconsin's Farmland Preservation Program (FPP) provides counties, towns, and landowners with tools to aid in protecting agricultural land for continued agricultural use and to promote activities that support the larger agricultural economy. Through this program, counties adopt state-certified farmland preservation plans that map areas identified as important for farmland preservation and agricultural development based upon reasonable criteria. Most of the property in the project area is part of the Racine County Farmland Preservation Plan that was certified by DATCP in 2015. The plans identify farmland preservation areas in the county, and local governments may choose to adopt an exclusive agricultural zoning ordinance to ensure that landowners covered by the ordinance are eligible to claim farmland preservation tax credits. Such an ordinance must also be certified by DATCP. The project area is not currently under exclusive agricultural zoning.

Within farmland preservation areas, local governments and owners of farmland can petition for designation by the state as an Agricultural Enterprise Area (AEA). This designation highlights the importance of the area for agriculture and further supports local farmland preservation and agricultural development goals. Designation as an AEA also enables eligible landowners to enter into farmland preservation agreements. Through an agreement, a landowner agrees to voluntarily restrict the use of his/her land for agriculture for fifteen years. None of the land that could be acquired for this project is part of an AEA.

Landowners wanting to receive the FPP tax credits in AEAs and FPP zoning areas are required to follow the state soil and water conservation standards to protect water quality and soil health.

Conservation Programs

The Conservation Reserve Program (CRP) offers farmers financial incentives to convert highly erodible or environmentally sensitive cropland to permanent vegetative cover by planting species that will enhance the environment. The Conservation Reserve Enhancement Program (CREP) pays landowners to install filter strips along waterways or to return continually flooded fields to wetlands while leaving the remainder of the adjacent land in agricultural production. CREP is a joint effort between the federal, state, and county governments. DATCP is not aware that any land in the project area is enrolled in either the CRP or the CREP programs.

IV. AGRICULTURAL SETTING

The following information is intended to describe the existing agricultural sector in Racine County in general terms to better understand the role of agricultural properties in the local economy.

Agricultural Productivity

Racine County had the thirteenth highest yield per acre for corn in 2016 among all of Wisconsin's 72 counties, at 184.6 bushels per acre, while the statewide average yield was 178.0 bushels per acre (USDA NASS Annual Wisconsin Agricultural Statistics Bulletin 2017). However, due to the size of Racine County, its overall production of corn for grain was 34th in the state.

Table 8 shows the number of annually harvested selected crop acreages in Racine County from 2012 through 2016. Acreages for the crops listed are relatively consistent during this five-year period. The low acreage of hay and silage harvested imply that the dairy sector is small in the county.

Table 8: Acres of Selected Crops Harvested in Racine County

Crop	2012	2013	2014	2015	2016
Corn for Grain	33,900	30,700	32,700	33,100	34,500
Corn for Silage	NP	NP	2,220	NP	NP
Soybeans	33,000	33,400	37,100	35,500	36,800
Winter Wheat	8,400	8,920	7,170	7,100	7,290
Alfalfa Hay	5,360	6,970	NA	6,370	5,630

NP = data not published

Land in Agriculture

Racine County is classified as an urban county, which means it is a county with an average of more than 100 residents per square mile. The current population of the county is 195,146 residents. According to the 2012 Census of Agriculture, Racine County had 109,964 acres of land in farms or approximately 52 percent of the total land area. On average, 56 percent of urban counties are covered by farmland. Land in farms consists primarily of agricultural land used for crops, pasture, or grazing; however, it also includes woodland and undeveloped land not cropped or grazed, providing it is part of the overall farm operation.

From 1997 to 2012, Racine County's land in farms declined by 10.6 percent. In Wisconsin as a whole, the amount of land in farms declined by 2.2 percent. This shows that, on average, Racine County is losing farmland faster than the state as a whole, likely as a result of development.

Table 9: Acres of Land in Farms

Location	1997	2012
Racine County	123,012	109,964
Wisconsin	14,900,205	14,568,926

Number and Size of Farms

Between 1997 and 2012, the number of farms increased by 3.8 percent in Racine County, and by 6.3 percent in Wisconsin as a whole (2012 Census of Agriculture). The average size of farms fell by 31 acres in Racine County and by 18 acres in Wisconsin from 1997 to 2012. Changes in the size of farms can indicate a change in commodities produced on those farms. Small farms tend to grow specialty and organic produce while larger farms tend to grow cash crops and raise large numbers of livestock.

Table 10: Number of Farms and the Average Size of Farms, 1997 and 2012

Location	1997		2012	
	Number of Farms	Average Size of Farms (acres)	Number of Farms	Average Size of Farms (acres)
Racine County	554	222	575	191
Wisconsin	65,602	227	69,754	209

Property Taxes and Values

Table 11 details the 2016 average property tax, assessed value, and sale price per acre of agricultural land in the Village of Mount Pleasant, Racine County, urban counties, and in Wisconsin. The assessed values and property taxes are based on the use value of "agricultural land." Agricultural land is defined by statute as, "... land, exclusive of buildings and improvements, and the land necessary for their location and convenience, that is devoted primarily to agricultural use." (Wis. Stat. § 70.32(2)(c)1g)

Table 11: Farmland Taxes and Values

Location	2016 Dollars per Acre of Farmland		
	Average Tax	Assessed Value	Sale Value for Continued Ag Use
Racine County	\$3.60	\$210	\$6,770
Urban Counties	\$3.53	\$181	\$7,199
Wisconsin	\$3.17	\$173	\$5,221

In 2016, average property taxes on Racine County farmland were 2.0 percent higher than the average for urban counties and 13.6 percent higher than the average for Wisconsin (Wisconsin Department of Revenue). This higher than average tax rate may be one of the drivers causing farmland owners to convert their property to non-farm uses in Racine County. The average property tax on farmland for the Village of Mount Pleasant was \$4.87 per acre, which is 35.3 percent higher than for Racine County, 38.0 percent higher than for urban counties, and 53.6 percent higher than Wisconsin as a whole.

The average assessed value of farmland in Racine County was 16.0 percent higher than the average for urban counties and 21.4 percent higher than the average for Wisconsin as a whole (Wisconsin Department of Revenue). The assessed value of farmland in the Village of Mount Pleasant was \$218 per acre, which is only slightly higher than the Racine County average. The Village of Mount Pleasant assessed value of farmland was 3.8 percent higher than that for Racine County, 20.4 percent higher than for urban counties, and 26.0 percent higher than for Wisconsin as a whole.

In Racine County, the average sale price of agricultural land was 6.0 percent lower than the average for urban counties and 29.7 percent higher than the average for Wisconsin (NASS Wisconsin 2017 Agricultural Statistics). These values do not include farmland sold and converted to nonfarm use and do not include farmland with buildings or improvements. Additionally, these values are from 2016 and may not accurately reflect the current market for farmland. Data on farmland sales in the Village of Mount Pleasant was not available.

V. APPRAISAL PROCESS

Offers of compensation will be made to landowners within the project area for the purchase of their property if the landowner has not previously offered to sell their property. Landowners who would like more information about appraisal processes and landowners rights can review the Wisconsin DOA publication, "The Rights of Landowners under Wisconsin Eminent Domain Law" at the website:

http://doa.wi.gov/Documents/DEHCR/Relocation/WI_Eminent_Domain_Law32_06.pdf

Landowners have the right to obtain their own appraisal of their property and will be compensated for the cost of this appraisal if the following conditions are met:

- The appraisal must be submitted to the potential condemner within 60 days after the landowner receives the appraisal.
- The appraisal fee must be reasonable.
- The appraisal must be a full, narrative appraisal.
- The appraisal must be completed by a qualified appraiser.

The amount of compensation may be based on the appraisal(s) and is established during the negotiation process between the condemnor and the individual landowners.

DOA additionally requires specific benefits and services to be provided to persons who will be displaced from their home, farm, or business. More information about Relocation Assistance can be found in Appendix C, and these landowner rights can also be found at:

<http://doa.wi.gov/Divisions/Energy-Housing-and-Community-Resources/Relocation-Assistance.>

VI. MAILING LIST

GOVERNOR SCOTT WALKER 115 E CAPITOL	SEN TERRY MOULTON AGRICULTURE COMMITTEE 310 S CAPITOL
REP LEE NERISON AGRICULTURE COMMITTEE 310 N CAPITOL	SEN VAN WANGGARD 319 S CAPITOL
REP ROBIN VOSS 217 W CAPITOL	REP KEITH RIPP TRANSPORTATION COMMITTEE 223 N CAPITOL
SEN JERRY PETROWSKI TRANSPORTATION COMMITTEE 123 S CAPITOL	CAMERON E SMITH WISDOT ASSISTANT GENERAL COUNSEL 4802 SHEBOYGAN AVE
WISDOT CENTRAL OFFICE FILES HILL FARMS	WISDOT LIBRARY ROOM 100A 4802 SHEBOYGAN AVE
JONATHAN DELAGRAVE, COUNTY EXECUTIVE 730 WISCONSIN AVE RACINE WI 53403	MATT MORONEY WISCONSIN DEPARTMENT OF ADMISTRATION 101 E WILSON ST
CLAUDE LOIS, PROJECT DIRECTOR VILLAGE OF MOUNT PLEASANT 8811 CAMPUS DR MT PLEASANT WI 53406	DOA RELOCATION UNIT PLANNING & TECH ASTN 101 E WILSON ST 6th FLOOR
STEPHANI KOHLHAGEN VILLAGE OF MOUNT PLEASANT, CLERK 8811 CAMPUS DR MT PLEASANT WI 53406	MARY COLE VILLAGE OF STURTEVANT, CLERK 2801 89TH ST STURTEVANT WI 53177
WENDY CHRISTENSEN, COUNTY CLERK 730 WISCONSIN AVE RACINE WI 53403	CHAD SAMPSON RACINE COUNTY CONSERVATIONIST 14200 WASHINGTON AVE STURTEVANT WI 53177
MILWAUKEE JOURNAL SENTINEL 333 W STATE MILWAUKEE WI 53203	RACINE PUBLIC LIBRARY 75 7TH ST RACINE WI 53403
RACINE MIRROR 6233 DURAND AVE MT PLEASANT WI 53406	GRAHAM PUBLIC LIBRARY 1215 MAIN ST UNION GROVE WI 53182
STATE DOCUMENTS SECTION THE LIBRARY OF CONGRESS 10 FIRST ST S E WASHINGTON DC 20540-0001	RESOURCES FOR LIBRARIES (15) DOCUMENT DEPOSITORY PROGRAM 2109 SOUTH STOUGHTON ROAD
SEWRPC W239 N1812 ROCKWOD DRIVE WAUKESHA, WI 53187	UW-EXTENSION AG AGENT 300 N PINE ST BURLINGTON WI 53105
THE JOURNAL TIMES 212 FOURTH ST RACINE WI 53403	

Notification of the publication of this AIS will be sent to all affected agricultural landowners within the Project Area and copies of the final AIS will be emailed to the following newspapers: Country Today, Agri-View.

APPENDIX A: ACRONYMS

AIS	Agricultural Impact Statement
AIN	Agricultural Impact Notice
AEA	Agricultural Enterprise Area
CREP	Conservation Reserve Enhancement Program
CRP	Conservation Reserve Program
CTH	County Trunk Highway
DATCP	Department of Agriculture, Trade, and Consumer Protection
DOA	Department of Administration
FPP	Farmland Preservation Program
GIS	Geographic Information System
NASS	National Agricultural Statistics Service
NRCS	Natural Resources Conservation Service
RCEDC	Racine County Economic Development Corporation
STH	State Trunk Highway
TID	Tax Incremental District
USDA	U.S. Department of Agriculture
WisDOT	Wisconsin Department of Transportation

APPENDIX B: APPLICABLE AIS STATUTE

DATCP is required to prepare an AIS whenever more than five acres of land from at least one farm operation will be acquired for a public project if the agency/company acquiring the land has the authority to use eminent domain for property acquisitions. DATCP has the option to prepare an AIS for projects affecting five or fewer acres from each farm if the proposed project would have significant effects on a farm operation. The entity proposing a construction project is required to provide DATCP with the necessary details of the project so that the potential impacts and effects of the project on farm operations can be analyzed. DATCP has 60 days to make recommendations, and publish the AIS. DATCP provides the AIS to affected farmland owners, various state and local officials, local media and libraries, and any other individual or group who requests a copy. Thirty days after the date of publication, the project initiator may begin negotiating with the landowner(s) for the property.

[Wis. Stat. § 32.035](#) is provided below and describes the Wisconsin Agricultural Impact Statement procedure and content.

(1) DEFINITIONS. In this section:

- (a) "Department" means department of agriculture, trade, and consumer protection.
- (b) "Farm operation" means any activity conducted solely or primarily for the production of one or more agricultural commodities resulting from an agricultural use, as defined in s. 91.01 (2), for sale and home use, and customarily producing the commodities in sufficient quantity to be capable of contributing materially to the operator's support.

(2) EXCEPTION. This section shall not apply if an environmental impact statement under s. 1.11 is prepared for the proposed project and if the department submits the information required under this section as part of such statement or if the condemnation is for an easement for the purpose of constructing or operating an electric transmission line, except a high voltage transmission line as defined in s. 196.491(1) (f).

(3) PROCEDURE. The condemnor shall notify the department of any project involving the actual or potential exercise of the powers of eminent domain affecting a farm operation. If the condemnor is the department of natural resources, the notice required by this subsection shall be given at the time that permission of the senate and assembly committees on natural resources is sought under s. 23.09(2)(d) or 27.01(2)(a). To prepare an agricultural impact statement under this section, the department may require the condemnor to

compile and submit information about an affected farm operation. The department shall charge the condemnor a fee approximating the actual costs of preparing the statement. The department may not publish the statement if the fee is not paid.

(4) IMPACT STATEMENT.

(a) *When an impact statement is required; permitted.* The department shall prepare an agricultural impact statement for each project, except a project under Ch. 82 or a project located entirely within the boundaries of a city or village, if the project involves the actual or potential exercise of the powers of eminent domain and if any interest in more than 5 acres from any farm operation may be taken. The department may prepare an agricultural impact statement on a project located entirely within the boundaries of a city or village or involving any interest in 5 or fewer acres of any farm operation if the condemnation would have a significant effect on any farm operation as a whole.

(b) *Contents.* The agricultural impact statement shall include:

1. A list of the acreage and description of all land lost to agricultural production and all other land with reduced productive capacity, whether or not the land is taken.
2. The department's analyses, conclusions, and recommendations concerning the agricultural impact of the project.

(c) *Preparation time; publication.* The department shall prepare the impact statement within 60 days of receiving the information requested from the condemnor under sub. (3). The department shall publish the statement upon receipt of the fee required under sub. (3).

(d) *Waiting period.* The condemnor may not negotiate with an owner or make a jurisdictional offer under this subchapter until 30 days after the impact statement is published.

(5) PUBLICATION. Upon completing the impact statement, the department shall distribute the impact statement to the following:

- (a) The governor's office.
- (b) The senate and assembly committees on agriculture and transportation.
- (c) All local and regional units of government that have jurisdiction over the area affected by the project. The department shall request that each unit

post the statement at the place normally used for public notice.

- (d) Local and regional news media in the area affected.
- (e) Public libraries in the area affected.
- (f) Any individual, group, club, or committee that has demonstrated an interest and has requested receipt of such information.
- (g) The condemnor.

APPENDIX C: INFORMATION SOURCES

[DATCP \(datcp.wi.gov\)](http://datcp.wi.gov)

- [Agricultural Impact Statements](#)
- [Farmland Preservation](#)
- [Wisconsin Farm Center](#): provides services to Wisconsin farmers including financial mediation, stray voltage, legal, vocational, and farm transfers

[Department of Administration \(doa.wi.gov\)](http://doa.wi.gov)

The Department of Administration requires any agency that undertakes a public project that may potentially displace a person from their home, farm or business must file a relocation plan with the Wisconsin Relocation Office. Information about these requirements and landowner rights can be found at: <http://doa.wi.gov/Divisions/Energy-Housing-and-Community-Resources/Relocation-Assistance>

[U.S. Department of Agriculture \(www.usda.gov\)](http://www.usda.gov)

- [National Agricultural Statistics Service](#)
- [Web Soil Survey](#)
- [Soil Quality – Urban Technical Note No. 1, Erosion and Sedimentation on Construction Sites](#)

[Wisconsin Department of Safety and Professional Services \(dsps.wi.gov\)](http://dsps.wi.gov)

Look-up for state certification status of three types of [real estate appraisers](#)

[State Bar of Wisconsin \(www.wisbar.org\)](http://www.wisbar.org)

For general legal information and assistance in finding a lawyer



**WISCONSIN DEPARTMENT OF AGRICULTURE,
TRADE AND CONSUMER PROTECTION**

**DIVISION OF
AGRICULTURAL RESOURCE MANAGEMENT**

Agricultural Impact Program

P.O. Box 8911

Madison, WI 53708-8911

608-224-4650

https://datcp.wi.gov/Pages/Programs_Services/AgriculturalImpactStatements.aspx