



State of Wisconsin  
Governor Tony Evers

**Department of Agriculture, Trade and Consumer Protection**  
Secretary-designee Randy Romanski

February 9, 2021

## **Errata Sheet**

### **AIS #4372**

CTH F: Reconstruction and Reconditioning (STH 78 – STH 39), Iowa County

Dear Reader,

The Wisconsin Department of Agriculture, Trade and Consumer Protection (the Department) published Agricultural Impact Statement (AIS) #4372 entitled CTH F: Reconstruction and Reconditioning (STH 78 – STH 39) on February 2, 2021. Since the publication of AIS #4372, the Department has learned of an oversight that occurred during the property valuation analysis contained in Section III: Agricultural Setting. In order to correct AIS #4372 and align the property valuation analysis with standard best practices, the Department refers the reader to the following correction:

### **Section III: Agricultural Setting**

Subsection: Property Valuation

*Page 14, Paragraph 2:* In lieu of data from Iowa County, the analysis should have utilized the Wisconsin statewide average sale price for agricultural lands sold and diverted for development. The paragraph should read as follows:

“Given Iowa County only has records for agricultural land sales for continued agricultural use, the estimate of agricultural land valuation in this analysis is based on the 2017-2019 statewide average sale price for agricultural lands sold for development. As such, the analysis has established an average valuation of \$10,005 per acre for agricultural land sold for development in this area. The estimated valuation proposed within this analysis is not a valuation of any particular agricultural land or property and is only intended to establish an estimated average valuation for agricultural lands sold and diverted to nonagricultural uses within Iowa County, WI. As the data used within the analysis is an average over the 2017 – 2019 time period and the analysis did not have records for agricultural land sales diverted for development to non-agricultural uses in Iowa County it is likely the averaged sale valuation for agricultural lands sold for development to non-agricultural uses in 2021 for Iowa County is different than the estimate presented here.”

Sincerely,

Zach Zopp

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