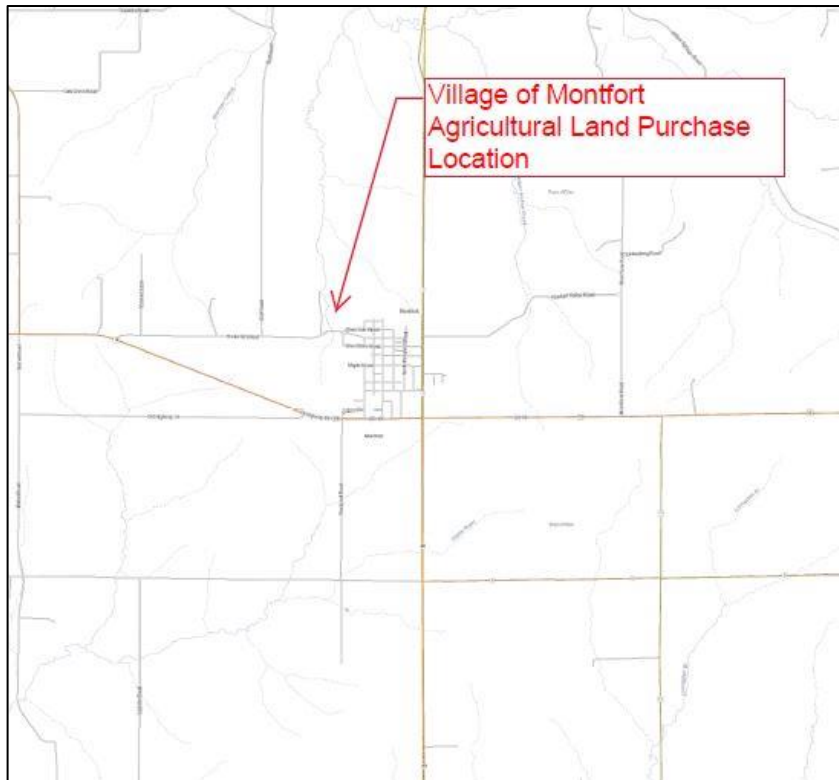


AGRICULTURAL IMPACT STATEMENT



**DATCP
#4241**

**Village of Montfort Phosphorus
Reduction Project
Grant County**



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

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DATCP #4241
Village of Montfort Phosphorus Reduction Project
Grant County

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 proposed Village of Montfort Phosphorus Reduction Project in accordance with [Wis. Stat. §32.035](#). The village submitted project information to DATCP on December 19, 2018. The proposed project will require the fee-simple acquisition of 25.9 acres of farmland from Vernon and Mary Ann Lenzendorf. The property is located in the Village of Montfort and the town of Wingville in Grant County.

As part of its review of the project, DATCP spoke to Vernon Lenzendorf by phone.

Having reviewed all of the materials provided by the Village of Montfort (Montfort) and comments from the property owners, DATCP recommends the following actions to mitigate impacts to farmland and farmland operations.

Recommendations to the Village of Montfort

- Montfort should work with the Lenzendorfs to establish a mutually beneficial agreement or lease regarding the use of the buildings and cropland.
- Montfort should consult with the Grant County land conservationist prior to the start of construction to ensure that construction proceeds in a manner that minimizes drainage problems, crop damage, soil compaction, and soil erosion on adjacent farmland.
- Montfort should give the landowners advance notice of the acquisition schedule so that farm activities can be adjusted accordingly.

Recommendation to Agricultural Property Owners

- If the Lenzendorfs have specific requests regarding the continued use of any of the buildings or continued farming of the cropland, they should be sure to voice those requests during the negotiation process with Montfort.

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](#). 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 it cannot stop a project.

The 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. The 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. Montfort may not 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 whether or not eminent domain powers will be used 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 additional references to statutes that govern eminent domain and condemnation processes. Links to other sources of information can be found in Appendix C.

II. PROJECT DESCRIPTION

The Village of Montfort (Montfort) is proposing to acquire 25.9 acres of land from Vernon and Mary Ann Lenzendorf and remove the livestock and barnyard from this property. Montfort is proposing these actions to reduce the discharge of phosphorus into the adjacent stream as part of the village's overall phosphorus reduction plan to comply with current phosphorus discharge regulations. The land to be acquired is located in the northwest corner of the village of Montfort and in the town of Wingville, Grant County (E¹/₂, SE¹/₄, SW¹/₄, S24, T6N, R1W). See the location map on the next page. Acquisition of the needed land is expected to occur in June of 2018 and work on the project is expected to start in late 2018.

Figure 1: Project Location Map



Currently, the Lenzendorf farm has 30 head of beef cattle and 30 calves. Montfort has indicated that by removing the livestock and the barnyard, the overall phosphorus discharge into the adjacent stream can be reduced, which will help the village meet its phosphorus reduction goals. Fencing for the pasture and barnyard will also be removed, but Montfort hasn't yet determined if the barns will be removed or maintained. The acquired land will be converted to green space and, in the distant future (beyond 10 years), it will become the site of the village's wastewater treatment facility. The cropland that will be acquired may be rented out for farming.

Need

The Montfort Wisconsin Pollutant Discharge Elimination System (WPDES) permit requires village discharges to not exceed 0.075 parts per million (ppm) of phosphorus. To reduce phosphorus inputs to the Blue River and be in compliance with its WPDES permit, Montfort considered a variety of improvements to its wastewater treatment plant as well as watershed projects. As a part of this evaluation, the Lenzendorf farm was identified as a potential source of phosphorus reduction due to the proximity of their barnyard to the stream. Also, the Lenzendorf property is located adjacent to the existing influent interceptor for the wastewater treatment plant; therefore the village is considering relocation of the wastewater treatment plant to this property in the distant future.

Alternatives

One of the alternatives Montfort considered was working with the Lenzendorfs to improve their barnyard and reduce phosphorus impacts to the stream. However, this was not deemed a practical solution because of the substantial modifications that would be required to the barnyard in order to reduce phosphorus discharges.

III. AGRICULTURAL SETTING

The following information is intended to describe the existing agricultural sector in Grant County in general terms. Section IV, "Agricultural Landowner Impacts" discusses the specific potential impacts and the concerns of the agricultural property owners and renters.

Agricultural Productivity

Grant County ranked first out of Wisconsin's 72 counties in the production of alfalfa hay, second in oats, third in corn for grain, fourth in soybeans and in corn for silage, and tenth in milk (USDA NASS Annual Wisconsin 2017 Agricultural Statistics Bulletin).

Table 1 shows the number of acres harvested annually for selected crops in Grant County from 2012 through 2016. Changes in these acres during this five-year period do not show any clear or obvious trends. However, they do show an overall decline in the combined amount of cropland harvested for these commodities.

Table 1: Acres of Selected Crops Harvested

Crop	2012	2013	2014	2015	2016
Corn for Grain	146,400	146,400	143,200	141,000	135,400
Corn for Silage	31,600	24,000	21,100	24,600	27,600
Soybeans	53,300	58,700	66,200	66,000	62,500
Oats	5,000	7,950	5,550	7,080	7,200
Alfalfa Hay	48,200	51,600	53,900	49,600	42,200

Land in Agriculture

Grant County is classified as a rural county, which has an average of less than 100 residents per square mile. The current population of the county is 52,725 residents. According to the 2012 Census of Agriculture, Grant County had 587,587 acres of land in farms or approximately 80 percent of the total land area. Agricultural land in rural counties averaged 38.7 percent of the counties’ land, while farmland in Wisconsin represented 42.2 percent of the state’s land area. Grant County has approximately twice the percentage of land in agriculture than the state’s average. Land in farms consists primarily of agricultural land used for crops, pasture, or grazing. It also includes woodland and wasteland not cropped or grazed, providing it is part of the overall farm operation.

From 1997 to 2012, the number of acres of Grant County land in farms declined by 2.0 percent. In Wisconsin as a whole, the amount of land in farms declined by 10.2 percent. This indicates that the development pressure is lower in Grant County than in the state as a whole.

Table 2: Acres of Land in Farms

Location	1997	2012
Grant County	599,617	587,587
Wisconsin	16,232,734	14,568,926

Number and Size of Farms

Between 1997 and 2012, the number of Grant County farms increased by 8.8 percent and the total number of farms in Wisconsin decreased by 12.3 percent (2012 Census of Agriculture). The average size of farms fell by 27 acres in Grant County and increased by 5 acres in Wisconsin from 1997 to 2012. Changes in the size of farms can indicate a change in the types of crops grown on those farms. Small farms tend to grow specialty crops and organic produce while larger farms tend to grow cash crops and raise livestock.

Table 3: 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)
Grant County	2,238	268	2,436	241
Wisconsin	79,541	204	69,754	209

Property Taxes and Values

Table 4 details the 2016 average property tax, assessed value, and sale price per acre of agricultural land in Grant County, rural 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 4: Farmland Taxes and Values

Location	2016 Dollars per Acre of Farmland		
	Average Tax	Assessed Value	Sale Value
Grant County	\$3.43	\$170	\$5,102
Rural Counties	\$3.23	\$169	\$4,135
Wisconsin	\$3.17	\$173	\$5,221

In 2016, average property taxes on Grant County farmland were 6.2 percent higher than the average for rural counties and 8.2 percent higher than the average for Wisconsin (Wisconsin Department of Revenue). The average tax for the county similar to the value for rural counties and all counties.

The average assessed value of farmland in Grant County was 23.4 percent higher than the average for rural counties and 1.7 percent lower than the average for Wisconsin as a whole (Wisconsin Department of Revenue).

In Grant County, the average sale price of agricultural land was 21.4 percent higher than the average for rural counties and 2.3 percent lower than the average for Wisconsin (NASS Wisconsin 2016 Agricultural Statistics). This implies that the demand for farmland is much higher in Grant County than in other rural counties. These values do not include farmland sold and converted to nonfarm use and do not include farmland with buildings or improvements. Also, these figures are from 2016 and may not accurately reflect the current market for farmland.

IV. AGRICULTURAL LANDOWNER IMPACTS

Soils

Soils on the property to be acquired are comprised of 62.4 percent Newglarus silt loam, moderately deep with 12 to 20 percent slopes; 23.8 percent Chaseburg silt loam, moderately well drained with 0 to 2 percent slopes; 11.0 percent Palsgrove silt loam with 6 to 12 percent slopes, moderately eroded; and 2.8 percent Dodgeville soils, deep with 2 to 6 percent slopes, moderately eroded. The following table includes information about each of these soils.

Table 5: Soil Properties

Map Unit	Soil Name	Classification	Natural Drainage	Depth to Water Table	Available Water Storage	Capability Class
194 D2	Newglarus silt loam, moderately deep with 12 to 20 percent slope	Not Prime Farmland	Well Drained	More than 80 Inches	Low	4e
ChA	Chaseburg silt loam, moderately well drained with 0 to 2 percent slopes	Prime Farmland	Well Drained	42 to 60	Very High	2w
145C 2	Palsgrove silt loam with 6 to 12 percent slopes, moderately eroded	Farmland of Statewide Importance	Well Drained	More than 80 Inches	High	3e
DeB 2	Dodgeville soils, deep with 2 to 6 percent slopes, moderately eroded	Prime Farmland	Well Drained	More than 80 Inches	Moderate	2e

Prime farmland is land that 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 (the land could be cropland, pastureland, rangeland, forest land, or other land, but not urban built-up land or water). It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed, including water management, according to acceptable farming methods. In general, prime farmland has 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. They are permeable to water and air. Prime farmland is not excessively erodible or saturated with water for a long period of time, and it either does not flood frequently or is protected from flooding.

Drainage Districts

No part of the proposed project is located within any drainage districts.

Acquisitions from Farmland Owners

The proposed project will require the fee-simple acquisition of 25.9 acres of land from Vernon and Mary Ann Lenzendorf. DATCP staff contacted Vernon Lenzendorf by phone.

The Lenzendorf property consists of 8.5 acres of cropland, 14.4 acres of pasture, and 3 acres of land in other use. The owners typically have 30 head of beef cattle and 30 calves on their property. They also grow corn and alfalfa to feed their livestock. The 13.1 acres of land that is located in the Village of Montfort is zoned R1 Residential and the 12.8 acres of land in the town of Wingville is zoned A2 Agricultural.

Mr. Lenzendorf indicated that he had been considering selling the farm when Montfort came to him with their proposal. He has already sold some of his livestock in anticipation of selling the farm. He would like to continue to use the buildings for storage for a few years after the village acquires the land.

V. APPRAISAL PROCESS

Before negotiations begin, the village of Montfort will provide an appraisal of the affected property to the landowners. An appraisal is an estimate of fair market value.

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

- The appraisal must be submitted to the village of Montfort within 60 days after the landowner receives the village's 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 is based on the appraisal(s) and is established during the negotiation process between the village and the individual landowners. The village of Montfort is required by law to provide landowners with information about their rights in this process before negotiations begin.

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	RESOURCES FOR LIBRARIES (15) DOCUMENT DEPOSITORY PROGRAM 2109 SOUTH STOUGHTON ROAD
STATE DOCUMENTS SECTION THE LIBRARY OF CONGRESS 10 FIRST ST S E WASHINGTON DC 20540-0001	BEN HEIDEMANN TOWN AND COUNTRY ENGINEERING 2912 MARKETPLACE DR MADISON WI 53719
VERNON & MARY ANN LENZENDORF 404 S FOUNTAIN ST MONTFORD WI 53569	LINDA K GEBHARD GRANT COUNTY CLERK PO BOX 529 LANCASTER WI 53813-1625
JASON KNOTSON DNR WASTEWATER SECTION PO BOX 7921 MADISON WI 53707-7921	SHELLY KAZDA MONTFORT VILLAGE CLERK/TREASURER PO BOX 157 MONTFORT WI 53569
KEVIN BICKFORD WINGVILLE TOWN CHAIR 13818 COUNTY ROAD G MONTFORD WI 53569	MARILYN J HELMICH WINGVILLE TOWN CLERK 392 ROUTE 66 MONTFORT WI 53569
LYNDA SCHWEIKERT – GRANT CO CONSERVATION SANITATION & ZONING 150 W ALONA LN LANCASTER WI 53813	TED BAY GRANT CO UWEX PO BOX 31 LANCASTER WI 53813
MONTFORT PUBLIC LIBRARY 102 E PARK ST MONTFORT WI 53569-0157	SCHREINER MEMORIAL LIBRARY 113 W ELM ST LANCASTER WI 53813-1202
GRANT COUNTY HERALD INDEPENDENT 208 W CHERRY ST PO BOX 310 LANCASTER WI 53813	

Copies of the final AIS will be emailed to the following to Newspapers: Country Today, Agri-View

APPENDIX A: APPLICABLE STATUTES

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.

[Wisconsin Statute § 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.

STATUTES GOVERNING EMINENT DOMAIN

The details governing eminent domain as it relates to utility projects are included in Wis. Stat. ch. 32 (<http://docs.legis.wisconsin.gov/statutes/statutes/32.pdf>).

DATCP recommends that farmland owners concerned about eminent domain powers and the acquisition of land should review this statute in its entirety. Additionally, landowners may wish to consult with an attorney who should have expertise in eminent domain proceedings. Any Wisconsin licensed appraiser should be knowledgeable in partial takings.

Section 32.09 of the Wisconsin Statutes describes the compensation provided for property acquisition and certain damages:

(6) In the case of a partial taking of property other than an easement, the compensation to be paid by the condemnor shall be the greater of either the fair market value of the property taken as of the date of evaluation or the sum determined by deducting from the fair market value of the whole property immediately before the date of evaluation, the fair market value of the remainder immediately after the date of evaluation, assuming the completion of the public improvement and giving effect, without allowance of offset for general benefits, and without restriction because of enumeration but without duplication, to the following items of loss or damage to the property where shown to exist:

- (a)** Loss of land including improvements and fixtures actually taken.
- (b)** Deprivation or restriction of existing right of access to highway from abutting land, provided that nothing herein shall operate to restrict the power of the state or any of its subdivisions or any municipality to deprive or restrict such access without compensation under any duly authorized exercise of the police power.
- (c)** Loss of air rights.

(d) Loss of a legal nonconforming use.

(e) Damages resulting from actual severance of land including damages resulting from severance of improvements or fixtures and proximity damage to improvements remaining on condemnee's land. In determining severance damages under this paragraph, the condemnor may consider damages which may arise during construction of the public improvement, including damages from noise, dirt, temporary interference with vehicular or pedestrian access to the property and limitations on use of the property. The condemnor may also consider costs of extra travel made necessary by the public improvement based on the increased distance after construction of the public improvement necessary to reach any point on the property from any other point on the property.

(f) Damages to property abutting on a highway right of way due to change of grade where accompanied by a taking of land.

(g) Cost of fencing reasonably necessary to separate land taken from remainder of condemnee's land, less the amount allowed for fencing taken under par. (a), but no such damage shall be allowed where the public improvement includes fencing of right of way without cost to abutting lands.

Section 32.19 of the Wisconsin Statutes outlines payments to be made to displaced tenant occupied businesses and farm operations.

(4m) BUSINESS OR FARM REPLACEMENT PAYMENT. (a) Owner-occupied business or farm operation. In addition to amounts otherwise authorized by this subchapter, the condemnor shall make a payment, not to exceed \$50,000, to any owner displaced person who has owned and occupied the business operation, or owned the farm operation, for not less than one year prior to the initiation of negotiations for the acquisition of the real property on which the business or farm operation lies, and who actually purchases a comparable replacement business or farm operation for the acquired property within two years after the date the person vacates the acquired property or receives payment from the condemnor, whichever is later. An owner displaced person who has owned and occupied the business operation, or owned the farm operation, for not less than one year prior to the initiation of negotiations for the acquisition of the real property on which the business or farm operation lies may elect to receive the payment under par. (b) 1. in lieu of the payment under this paragraph, but the amount of payment under par. (b) 1. to such an owner displaced person may not exceed the amount the owner displaced person is eligible to receive under this paragraph. The additional payment under this paragraph shall include the following amounts:

1. The amount, if any, which when added to the acquisition cost of the property, other than any dwelling on the property, equals the reasonable cost of a comparable

replacement business or farm operation for the acquired property, as determined by the condemnor.

2. The amount, if any, which will compensate such owner displaced person for any increased interest and other debt service costs which such person is required to pay for financing the acquisitions of any replacement property, if the property acquired was encumbered by a bona fide mortgage or land contract which was a valid lien on the property for at least one year prior to the initiation of negotiations for its acquisition. The amount under this subdivision shall be determined according to rules promulgated by the department of commerce.

3. Reasonable expenses incurred by the displaced person for evidence of title, recording fees and other closing costs incident to the purchase of the replacement property, but not including prepaid expenses.

(b) Tenant-occupied business or farm operation. In addition to amounts otherwise authorized by this subchapter, the condemnor shall make a payment to any tenant displaced person who has owned and occupied the business operation, or owned the farm operation, for not less than one year prior to initiation of negotiations for the acquisition of the real property on which the business or operation lies or, if displacement is not a direct result of acquisition, such other event as determined by the department of commerce, and who actually rents or purchases a comparable replacement business or farm operation within 2 years after the date the person vacates the property. At the option of the tenant displaced person, such payment shall be either:

1. The amount, not to exceed \$30,000, which is necessary to lease or rent a comparable replacement business or farm operation for a period of 4 years. The payment shall be computed by determining the average monthly rent paid for the property from which the person was displaced for the 12 months prior to the initiation of negotiations or, if displacement is not a direct result of acquisition, such other event as determined by the department of commerce and the monthly rent of a comparable replacement business or farm operation and multiply the difference by 48; or

2. If the tenant displaced person elects to purchase a comparable replacement business or farm operation, the amount determined under subd. 1 plus expenses under par. (a) 3.

(5) EMINENT DOMAIN. Nothing in this section or ss. 32.25 to 32.27 shall be construed as creating in any condemnation proceedings brought under the power of eminent domain, any element of damages.

Section 32.25 of the Wisconsin Statutes delineates steps to be followed when displacing persons, businesses, and farm operations.

(1) Except as provided under sub.(3) and s. 85.09 (4m), no condemnor may proceed with any activity that may involve the displacement of persons, business concerns or farm operations until the condemnor has filed in writing a relocation payment plan and relocation assistance service plan and has had both plans approved in writing by the department of commerce.

(2) The relocation assistance service plan shall contain evidence that the condemnor has taken reasonable and appropriate steps to:

(a) Determine the cost of any relocation payments and services or the methods that are going to be used to determine such costs.

(b) Assist owners of displaced business concerns and farm operations in obtaining and becoming established in suitable business locations or replacement farms.

(c) Assist displaced owners or renters in the location of comparable dwellings.

(d) Supply information concerning programs of federal, state and local governments which offer assistance to displaced persons and business concerns.

(e) Assist in minimizing hardships to displaced persons in adjusting to relocation.

(f) Secure, to the greatest extent practicable, the coordination of relocation activities with other project activities and other planned or proposed governmental actions in the community or nearby areas which may affect the implementation of the relocation program.

(g) Determine the approximate number of persons, farms or businesses that will be displaced and the availability of decent, safe and sanitary replacement housing.

(h) Assure that, within a reasonable time prior to displacement, there will be available, to the extent that may reasonably be accomplished, housing meeting the standards established by the department of commerce for decent, safe and sanitary dwellings. The housing, so far as practicable, shall be in areas not generally less desirable in regard to public utilities, public and commercial facilities and at rents or prices within the financial means of the families and individuals displaced and equal in number to the number of such displaced families or individuals and reasonably accessible to their places of employment.

(i) Assure that a person shall not be required to move from a dwelling unless the person has had a reasonable opportunity to relocate to a comparable dwelling.

(3) (a) Subsection (1) does not apply to any of the following activities engaged in by a condemnor:

1. Obtaining an appraisal of property.
2. Obtaining an option to purchase property, regardless of whether the option specifies the purchase price, if the property is not part of a program or project receiving federal financial assistance.

APPENDIX B: 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

[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

Background Resources

- [Wolkowski, R., Soil Compaction: Causes, concerns and cures](#)
University of Wisconsin-Extension, A3367, 2008.
- Hughes, Jodi D., Tires, traction and compaction, University of Minnesota Extension, website (<http://www.extension.umn.edu/agriculture/tillage/tires-traction-and-compaction/>)



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

**DIVISION OF
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Agricultural Impact Program

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