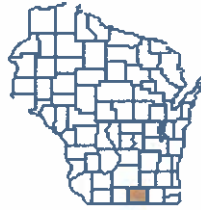


Docket
FD 35952



#2
E1-24234

Agricultural Use Conversion

CONVERSION CHARGE FOR FARMLAND CONVERTED TO DIFFERENT USE

Farmland converted to a non-farm use may be subject to a use-value conversion charge. Since 1995 agricultural land in Wisconsin has been assessed based on its agricultural productivity, use value, rather than its market value. The conversion charge is imposed on those who change the use of property classified as agricultural, which has benefited from lower property taxes as a result of use-value assessments.

The conversion charge is assessed when the land is converted to a residential, commercial or manufacturing use. In addition, land is subject to a conversion charge if it becomes tax-exempt and its use is no longer agricultural. There is no conversion charge however if land changes from an agricultural use to Undeveloped, Agricultural Forest, Productive Forest or Other as defined by law. Classifications of land may be appealed by making an appointment to appear before Board of Review.

Under the formula the conversion charge is the difference between the average market value of cropland sold in the county and the use-value amount of that land. The conversion charge is applied at different rates based on the number of acres converted. For 10 or fewer acres the penalty equals 10% of the difference between market value and use value. For 10 to 30 acres the conversion charge is 7.5% of the difference. The conversion charge for more than 30 acres is 5% of the difference. If the difference is under \$25 per acre the conversion charge is not assessed.

The conversion charge for agricultural land converted in Rock County in calendar year 2015, assessed in 2016, is as follows.

- \$321 per acre if the converted land is more than 30 acres.
- \$482 per acre if the converted land is between 10 and 30 acres.
- \$643 per acre if the converted land is less than 10 acres.

The assessor reviews the classification changes, identifies parcels subject to the use value conversion charge and notifies the County Treasurer within 15 days after Board of Review has adjourned. The County Treasurer is responsible for the administration of the conversion charge. Under the use-value law, sellers are required to give buyers notice that the land has been assessed as agricultural land, whether a conversion charge has been assessed on the land or whether there is a conversion charge deferral on the land.

For further information on the penalty see the Wisconsin Department of Revenue website or Wisconsin Statute

ATTN: Dave Navecky.

Docket # FD 35952

DAVE NAVECKY

SURFACE TRANSPORTATION BOARD

Docket # FD 35952

395 E STREET SW

WASHINGTON, DC - 20423-0001

IN WISCONSIN - 1992 -
2010. — 396,580 ACRES - went
TO URBAN development:

276,798 ACRES cropland
126,768 ACRES pasture &
greenland — Probably more
Now.

LAND USE change accounts
for 24% of greenhouse changes.
I would think A TRAIN — would
account for ALOT more

The STATE of Wisconsin
has a conversion fee for EVERY
ACRE — taken out of Ag status —
that is converted to non Ag
STATUS.

ALSO ALOT of townships
have in place — NO FARM LAND
over

II
can be sold out of Ag
land—so the farms aren't
sliced up in unsalable
parcels. They have to be 35
acre parcels

Our townships are the
2nd largest business of farming
production in Rock County. We
have kept the economy &
businesses profitable & solvent.

Also maintained operation
of our community. The
Ethanol Plant—seed salesman—
feed mills—welders—hardware—
dealerships for farm equipment—
repair parts—We are some of
the largest buyers of pickup
trucks.

So why is a new train &
RAIL going through our farms &
community necessary???

County Trunk M—in Rock
Co. MILTON, WI was Redone
to go through MILTON as a
cut off—JANESVILLE WI. It
is now a Class A. Hwy. which
would have a train cutting

III

Docket # FD 35952

Section of the road. Why??

We ALREADY solved & fixed
OUR problems - Please don't
MAKE more of them. CAN you
IMAGINE A RAIL CROSSING &
ETHANOL TRUCKS - ~~CORN TRUCK~~ CORN
TRUCKS or FARM equipment -
School buses - cut off from
Chicago Traffic to our CAMP
grounds - Please understand
MILTON doesn't NEED THIS
To Happen - it will BANKRUPT
US.

We have ALL heard the
horror stories of RAIL Accidents
cost of clean up - up to 3 years
to repair damages - the STATE &
Community pay the price - Why?

The RAIL WANTS this
project - they ARE responsible
& should be MADE so. EVEN
the BP Spill WAS MAKE
responsible for their mess.

Keep them out of MILTON
WI - THERE is NO benefit from
their plan. SAVE LAND let them
use existing TRACK THANK YOU
OVER

Judith Fleming
4933 N. TARRANT RD
MILTON, WI 53563

P.S. The farm we own
was started in 1845.
There have been only
5 owners. As is most
farms in my area.

Enclosures (2)

Docket # FD 35952

Rock County first in soybeans, second in corn in Wisconsin

0 0 0 Comments Print

CATHERINE W. IDZERDA
Tuesday, February 24, 2015

1



PHOTOSPIN

Rock County is once again at the top of the corn and soybean rankings, according to The United States Department of Agriculture.

JANESVILLE—And the winners are ... corn and soybeans.

The United States Department of Agriculture recently released crop totals for Wisconsin, and Rock County was once again at the top of the corn and soybean rankings.

Rock County farmers harvested 4.83 million bushels of soybeans, more than any other county in the state, according to the USDA. Dane County was second with 3.93 million bushels.



Judy Fleming
4933 N Tarrant Rd.
Milton, WI 53563-9754



MILWAUKEE WI 530

06 JUN 2016 PM 7 L



DAVE Navecky
Surface Transportation Board
Docket # FD 35-952
395 E. STREET SW
WASHINGTON DC
20423-0001

20423-0001

