

Agricultural Enterprise Areas and the Farmland Preservation Program



Agricultural Enterprise Areas (AEA)

What is an AEA?

- Area of land that is mostly agricultural
- Locally identified and locally supported
- Designated by the state based on the local petition
- Landowners within the AEA can receive additional tax-credits with a signed agreement

Terms of an AEA Agreement

- Voluntary
- Land must be within AEA boundaries
- Agreement lasts 15 years
- Keep land in agricultural use
- Agreement stays with the land (agreement is recorded at Register of Deeds office)
- May cover all or part of the farm
- Agree to comply with soil and water conservation standards in place at the time of the agreement application

Removing Land from an Agreement

- Land under an agreement may be removed at the request of the landowner
- The landowner must pay a conversion fee to do this
- Conversion fee based on WI dept of revenue use value guidelines for ag. land assessment

<http://www.revenue.wi.gov/report/a.html>

2017 Conversion Fee for Langlade County

3 Times Grade 1 Use Value Per Acre

(2017 Use Value Guidelines for Agricultural Land Assessment

Source: Wisconsin Department of Revenue)

	Grade 1	Conversion Fee			Grade 1	Conversion Fee
Ackley	\$178	\$534		Polar	\$177	\$531
Ainsworth	\$179	\$537		Price	\$178	\$534
Antigo	\$178	\$534		Rolling	\$177	\$531
Elcho	\$182	\$546		Summit	\$178	\$534
Evergreen	\$176	\$528		Upham	\$183	\$549
Langlade	\$178	\$534		Vilas	\$179	\$537
Neva	\$179	\$537		Wolf River	\$176	\$528
Norwood	\$175	\$525		Village of White Lake	\$164	\$492
Parrish	\$180	\$540		City of Antigo	\$167	\$501
Peck	\$178	\$534				

Example of conversion fee

For Town of Neva or Vilas, where the 2017 Grade 1 Assessment Value is \$179

$$\$179 \times 3 = \$537/\text{acre}$$

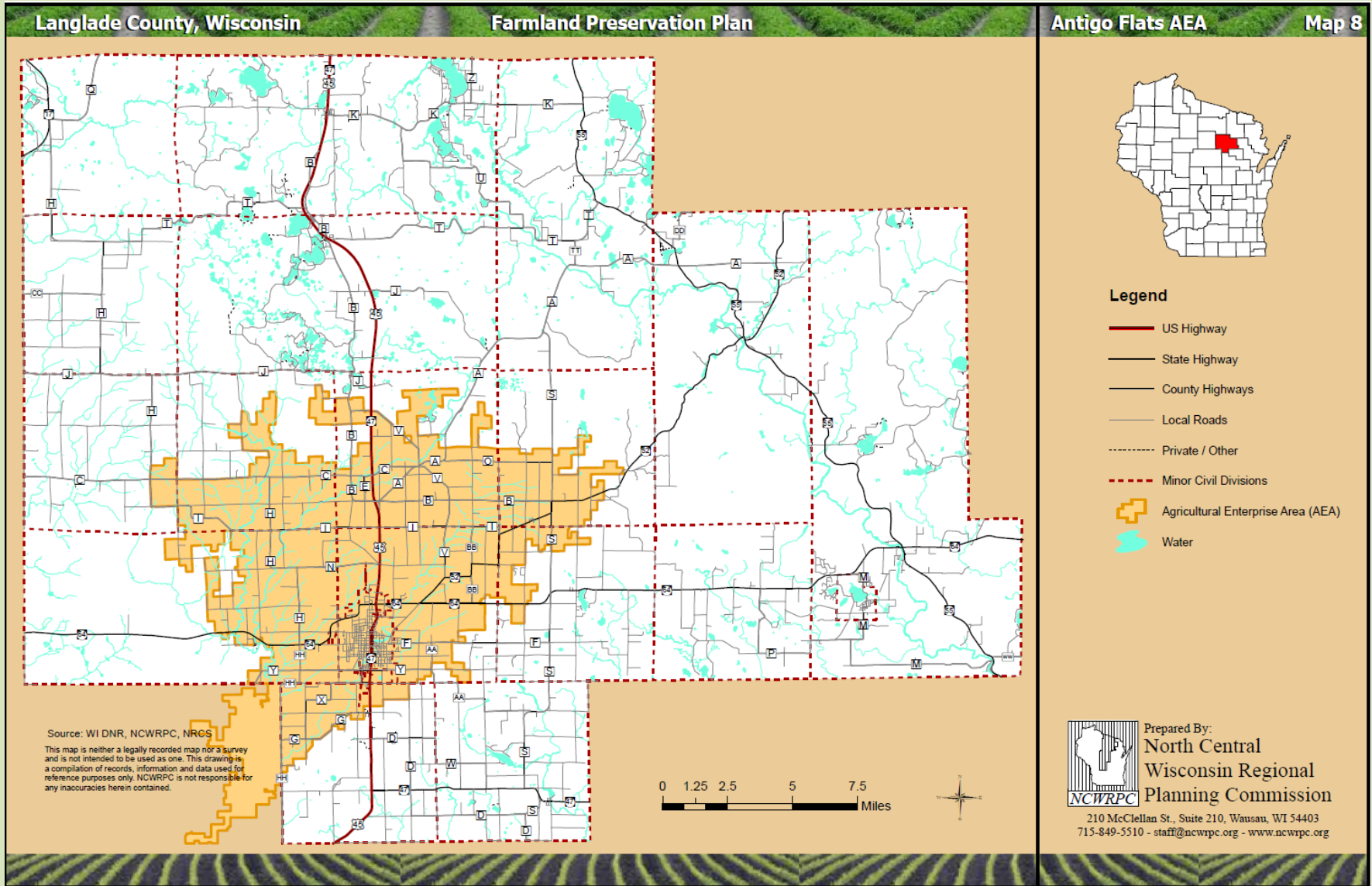
Remove 3 acres from an AEA: $\$537 \times 3 = \$1,611$

Remove 40 acres from an AEA: $\$537 \times 40 = \$21,480$

Antigo Flats AEA

- Approved by the State of Wisconsin in 2010
- Criteria for designation: agricultural lands needed to be zoned A1 (exclusive agriculture) and contiguous
- AEA was modified in 2012
- Now totals 77,987 acres
 - 8 Langlade County Towns
 - 1 Marathon County Town

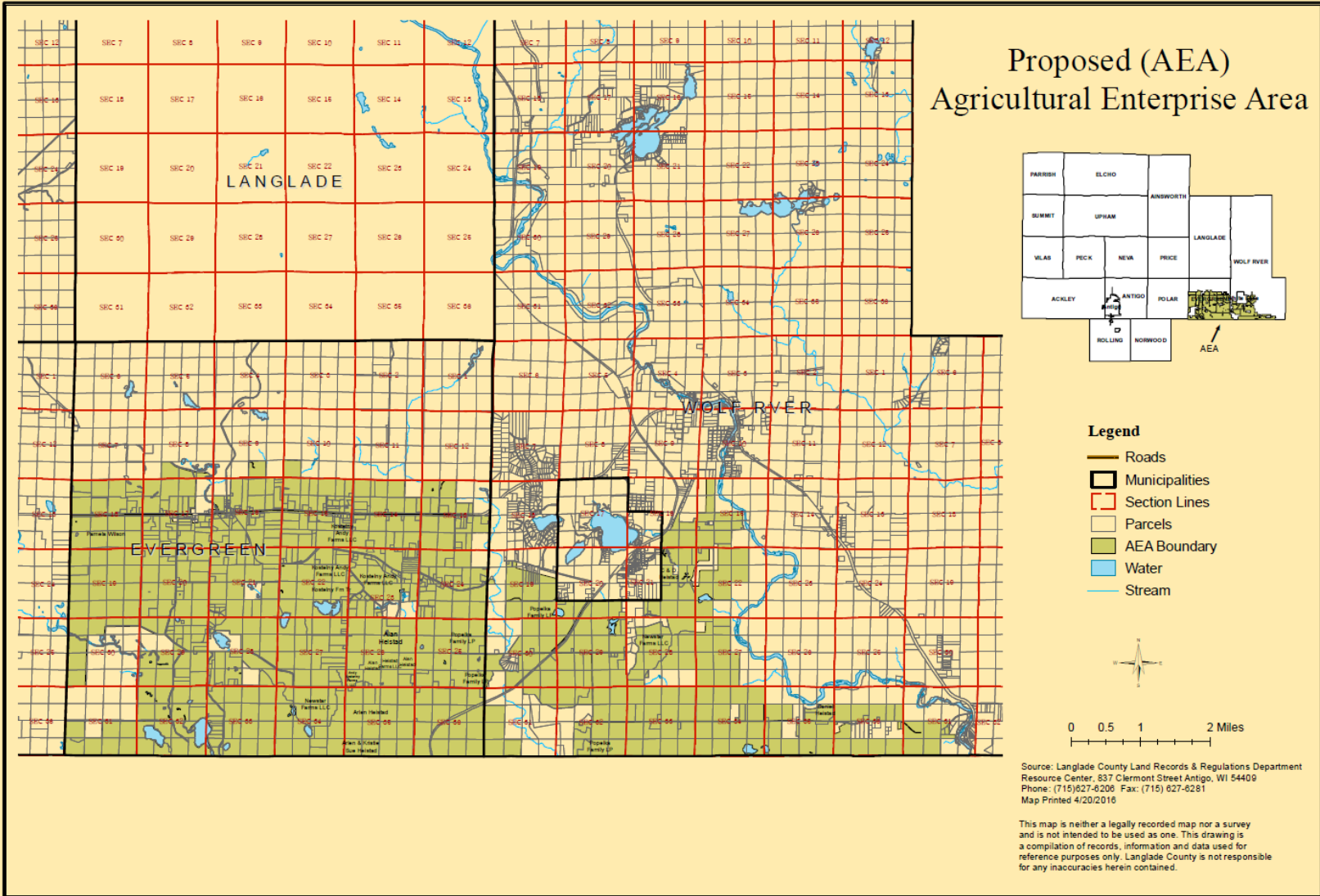
Map of Antigo Flats AEA



Evergreen-Wolf River AEA

- Approved by the State of Wisconsin in 2016
- Criteria for designation: agricultural, must be within a farmland preservation area designated in an approved county farmland preservation plan, and contiguous
- Now totals 19,886 acres
 - 2 Langlade County Towns

MAP OF EVERGREEN-WOLF RIVER AEA



FPP Tax Credit Returned to Langlade County

Tax Year	Number of claims	Acres	Total Tax credit
2019	179	45,939	\$393,078
2018	166	41,568	\$354,753
2017	183	43,662	\$380,456
2016	171	38,010	\$330,089
2015	167	36,526	\$325,368
2014	171	38,183	\$345,087
2013	160	36,539	\$304,422

**With the adoption of the
2015 Langlade County
Farmland Preservation Ordinance,
changes occurred that
affected many county landowners**

What these changes meant

- Any land that is included in the farmland preservation overlay district, including A2 and Forestry, can apply for farmland preservation benefits if the land meets the farmland preservation criteria
- Towns of Price and Ainsworth are now certified for Farmland Preservation Tax Credits
- More locations within Langlade County are eligible to apply to be an Agricultural Enterprise Area (AEA) designation(s).

Tax Credits

With the approved FPP plan and overlaying maps:

- In Langlade County, lands zoned Forestry and Agriculture A2 in a zoned township are also eligible to claim Farmland Preservation Tax Credits at **\$7.50** per acre
- In Langlade County, lands zoned Forestry and Agriculture A2 in a zoned township and in an AEA with a signed agreement are eligible to claim Farmland Preservation Tax Credits at **\$10** per acre
- In Langlade County, lands in a unzoned township and in an AEA with a signed agreement are eligible to claim Farmland Preservation Tax Credits at **\$5** per acre

**Farmland Preservation Plan
maps are available to view
during regular business hours at:**

Langlade County
837 Clermont Street
Antigo, WI 54409

**Landowners must meet these
requirements to apply for
Farmland Preservation Tax
Credits...**

Requirements

- Must be in a certified farmland preservation area
- Gross farm revenue of \$6,000/year or \$18,000 over past 3 years
- Must meet Soil & Water Conservation Standards on entire farm
- Property taxes paid
- State of Wisconsin Resident
- Farm spot checked every 4 years with annual compliance certification

Soil & Water Conservation Compliance Standards

- Cropland Erosion
- Manure Management
 - No overflowing manure storage facilities
 - No unconfined manure piles
 - No direct runoff from feedlots & stored manure
 - No trampled stream banks
- Clean Water Diversion
- Nutrient Management Plan on cropland & pastures
- Certificate of Compliance with Soil & Water Conservation Standards

Interested in applying for an Agricultural Enterprise Area

- Need 5 eligible landowners petitioners
- All lands in the proposed AEA must be in a farmland preservation area
- Land must be contiguous
- Land must be primarily in agricultural use
- Resolution must be passed by all Town Boards within the AEA and the County Board
- Application must be submitted to DATCP by deadline – date varies by year
- For more information on how to file a petition:
https://datcp.wi.gov/Pages/Programs_Services/AEAPetitionInfo.aspx

Certificate of Compliance

- A certificate of compliance is needed to claim farmland preservation tax credits
- A certificate of compliance certifies on a tax return compliance with state soil and water conservation standards
- Farmland preservation tax credits can be claimed at the \$5, \$7.50 or \$10 per acre rate depending on eligibility
- Each landowner has a unique seven-digit ID number associated with the certificate of compliance that must be provided on Schedule FC-A
- Certificates of compliance are issued by the Land Conservation Dept. after they have verified compliance with the standards

Contacts:



Chris Arrowood – Langlade County Conservationist

Land Conservation Dept.
837 Clermont Street
Antigo
715-627-6292
carrowood@co.langlade.wi.us