

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

Land Conservation
Committee
INITIATED BY



Andrew Baker and Thomas Sweeney
DRAFTED BY

Land Conservation
Committee
SUBMITTED BY

March 13, 2015
DATE DRAFTED

FINALIZING PURCHASE OF THE PLANKEY AGRICULTURAL CONSERVATION EASEMENT

1 **WHEREAS**, the Rock County Board of Supervisors officially approved the Rock County Purchase of
2 Agricultural Conservation Easements (PACE) Program and adopted the document entitled Rock County PACE
3 Program Manual, identifying and outlining all aspects of Program development and implementation, on
4 January 13, 2011; and,
5

6 **WHEREAS**, a PACE application was submitted in 2013 by Michael C. Plankey for approximately 182 acres of
7 real property located in Section 23, Township 1 North, Range 13 East, (Turtle Township) Rock County, State of
8 Wisconsin, Rock County Tax Parcel Numbers 6-19-264A, 6-19-264B, 6-19-264C & 6-19-264D; and,
9

10 **WHEREAS**, the application was recommended for approval by the PACE Council, approved by the Land
11 Conservation Committee and County Board in accordance with the Rock County PACE Program Manual and
12 approved for partial funding by the Natural Resources Conservation Service (NRCS); and,
13

14 **WHEREAS**, the PACE program and the NRCS Agricultural Conservation Easement Program (ACEP) require
15 that easement appraisals be completed by a State of Wisconsin Certified General Appraiser and meet the
16 Uniform Standards of Professional Appraisal Practice (USPAP) to determine the purchase price of the
17 easement; and,
18

19 **WHEREAS**, the PACE program policy and procedures and the NRCS-ACEP program require a signed Option to
20 Purchase agreement between Rock County and the Landowner of the aforementioned property identifying the
21 purchase price of the Easement, which was previously authorized by separate action; and,
22

23 **WHEREAS**, the LCD worked closely with the NRCS staff to secure the NRCS-ACEP portion of the funding for
24 said easement purchase and will receive said funding following the easement closing; and,
25

26 **WHEREAS**, each party to this PACE Easement are required to have financial interests as follows; Landowner
27 will donate up to forty nine percent (49%) of the easement value, approximately \$293,020, the County will
28 contribute seventeen percent (17%) of the easement value, totaling \$101,660, and the NRCS will contribute thirty
29 four percent (34%) of the easement value, totaling \$203,320.
30

31 **NOW, THEREFORE, BE IT RESOLVED**, the Rock County Board of Supervisors duly assembled this
32 9 day of April, 2015, do by enactment of this Resolution approves the purchase of the
33 Agricultural Conservation Easement on the Plankey Property, authorizes the County Board Chair or County Clerk
34 to sign the Easement on behalf of the County, authorizes the LCD to make payment to the landowner for said
35 easement, accepts the NRCS-ACEP portion of the funding, and authorizes the LCD to undertake final necessary
36 activities to close on the Easement.

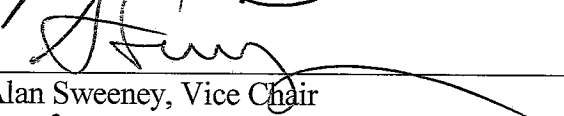
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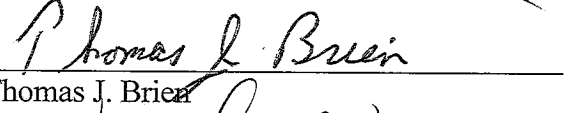
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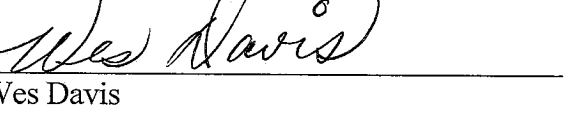
Respectfully submitted:

LAND CONSERVATION COMMITTEE


Richard Bostwick, Chair

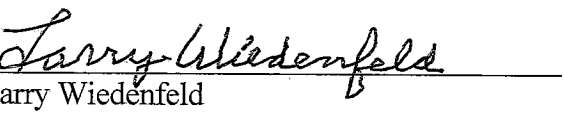

Alan Sweeney, Vice Chair

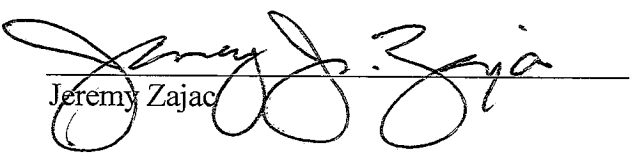

Thomas J. Brien


Wes Davis

Jason Dowd

David Rebut, USDA-FSA


Larry Wiedenfeld


Jeremy Zajac

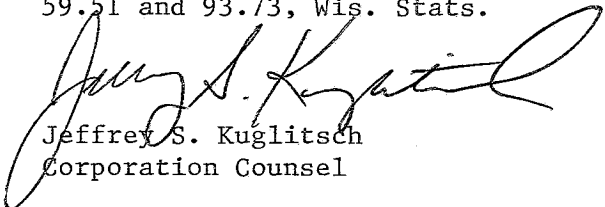
FISCAL NOTE:

This resolution approves the purchase of an agricultural conservation easement and accepts NRCS funding. Sufficient funds are available in the Land Conservation Department's PACE budget for the estimated purchase price of this easement.


Sherry Oja
Finance Director

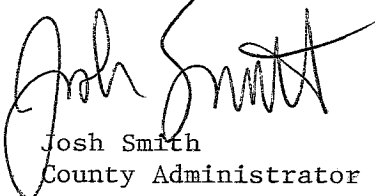
LEGAL NOTE:

The County Board is authorized to take this action pursuant to secs. 59.01, 59.51 and 93.73, Wis. Stats.


Jeffrey S. Kuglitsch
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.


Josh Smith
County Administrator

EXECUTIVE SUMMARY

This resolution authorizes the Land Conservation Department (LCD) to finalize acquisition of the Agricultural Conservation Easement under the Purchase of Agricultural Conservation Easement Program (PACE) for the Plankey Property.

Acquisition of easements such as this is intended to protect and preserve productive agricultural lands in Rock County, encouraging and promoting the goals of a strong agricultural economy and community identity, intergovernmental cooperation, and a regional land use vision throughout the County.

The value of the Easement was determined by a qualified Real Estate Appraiser and reviewed by a third-party review appraiser, as per USDA-NRCS program guidelines. An Option to Purchase was previously executed for this acquisition based on the final appraisal of the proposed easement.

If this resolution is approved, the LCD will complete the Easement acquisition process on the Plankey Property, make payment to the landowner and submit reimbursement documentation for the USDA-NRCS Agricultural Conservation Easement Program portion of the acquisition. Acquisition of the easement by Rock County is contingent upon a portion of the funding being provided by the USDA.