

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

LAND CONSERVATION
COMMITTEE
INITIATED BY _____



THOMAS SWEENEY
DRAFTED BY

JANUARY 15, 2014
DATE DRAFTED

LAND CONSERVATION
COMMITTEE
SUBMITTED BY _____

FINALIZING PURCHASE OF THE MORTON 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 by Mr. Archie Morton Jr. to the Land Conservation Department
7 (LCD) in 2013 for one hundred and sixty one (161) acres of real property located in part of Section 14, Township
8 2 North, Range 13 East, La Prairie Township, Rock County Tax Parcel Number 6-10-95, and part of Section 36,
9 Township 3 North, Range 13 East, Harmony Township, Rock County Tax Parcel Number 6-7-387, (Morton
10 Property); and,
11

12 **WHEREAS**, the application was recommended for approval by LCD and the PACE Council, approved by the
13 LCC and County Board in accordance with the Rock County PACE Program Manual and approved for partial
14 funding by the Natural Resources Conservation Service (NRCS); and,
15

16 **WHEREAS**, the PACE program and the NRCS Farm and Ranchland Preservation Program (FRPP) require that
17 easement appraisals be completed by a State of Wisconsin Certified General Appraiser and meet the Uniform
18 Standards of Professional Appraisal Practice (USPAP); and,
19

20 **WHEREAS**, the purchase price of the easement was determined with the aforementioned methodology and the
21 appraisal valuations have been approved by the NRCS; and,
22

23 **WHEREAS**, the LCD worked closely with the NRCS staff to secure the NRCS-FRPP funding for said easement
24 purchase and will receive said funding at time of the easement closing(s); and,
25

26 **WHEREAS**, each party to PACE is required to have financial interests as follows; Landowner will donate thirty
27 three percent (33%) of the easement value, the County will contribute seventeen percent (17%) of the easement
28 value, totaling \$76,160 and the NRCS will contribute fifty percent (50%) of the easement value, totaling \$224,000.
29

30 **NOW, THEREFORE, BE IT RESOLVED**, the Rock County Board of Supervisors duly assembled this
31 13 day of February, 2014, does by enactment of this Resolution approve the purchase of the
32 Agricultural Conservation Easement on the Morton Property, accepts the NRCS-FRPP Funding, and authorizes
33 the LCD to undertake final necessary activities identified therein and obligate all necessary funds to complete
34 said activities.
35


36 **BE IT FURTHER RESOLVED**, the County Board Chair and/or the County Clerk will act as the County's
37 agent(s) for closing of said easements.

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Respectfully submitted:

LAND CONSERVATION COMMITTEE


Richard Bostwick, Chair

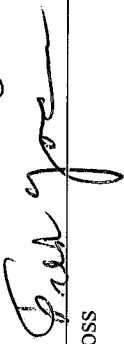

Larry Wiedenfeld, Vice Chair

Absent
Eva Arnold

Absent
Edwin Nash


Norvain Pleasant Jr.


Alan Sweeney


Fred Yoss

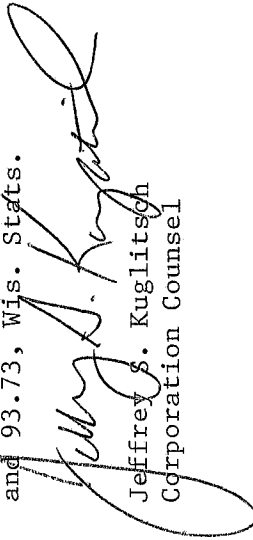
FISCAL NOTE:

This resolution approves the purchase of the listed easement. Sufficient funds are available in the PDR/PACE account for the County's portion.


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.


Craig Kerntson
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 Morton Property, which is described as follows:

One hundred and sixty one (161) acres of real property located in part of Section 14, Township 2 North, Range 13 East, La Prairie Township, Rock County Tax Parcel Number 6-10-95, and part of Section 36, Township 3 North, Range 13 East, Harmony Township, Rock County Tax Parcel Number 6-7-387.

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.

If this resolution is approved, the LCD will complete the Easement acquisition process on the Morton Property, and submit Easement funding reimbursement documentation to the USDA-Farm and Ranch Land Protection Program. Acquisition of the easements by Rock County is contingent upon funding from the USDA.