

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

LAND CONSERVATION
COMMITTEE
INITIATED BY



THOMAS SWEENEY
DRAFTED BY

LAND CONSERVATION
COMMITTEE
SUBMITTED BY

MARCH 29, 2017
DATE DRAFTED

**FINALIZING PURCHASE OF THE GARY R KRAUS
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
3 PACE Program Manual, identifying and outlining all aspects of Program development and
4 implementation, on January 13, 2011; and,
5

6 **WHEREAS**, a PACE application was submitted by Gary R. Kraus to the Land Conservation
7 Department (LCD) in 2015 for one hundred and seventeen (117) acres of real property located in part of
8 Section 1, Township 2 North, Range 13 East, La Prairie Township, Rock County Tax Parcel Number 6-
9 10-2 and 6-10-7, (Kraus Property); and,
10

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

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

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

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

26 **WHEREAS**, each party to PACE are required to have financial interests as follows; Landowner will
27 donate twenty five percent (25%) of the easement value, the County will contribute twenty six and two
28 tenths percent (26.2%) of the easement value, totaling \$78,113.00 and the NRCS will contribute forty
29 eight and eight tenths percent (48.8%) of the easement value, totaling \$145,650.00 for a total purchase
30 price of \$ 223,763.00.
31


32 **NOW, THEREFORE, BE IT RESOLVED**, the Rock County Board of Supervisors duly assembled this
33 11th day of May, 2017, do by enactment of this Resolution approve the purchase of the
34 Agricultural Conservation Easement on the Kraus Property, accepts the ACEP Funding, and authorizes
35 the LCD to undertake final necessary activities identified therein and obligate all necessary funds to
36 complete said activities.
37

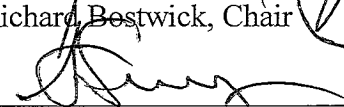
38 **BE IT FURTHER RESOLVED**, the County Board Chair and/or the County Clerk will act as the
39 County's agent(s) for closing of said easements.

17-5A-285

Respectfully submitted:

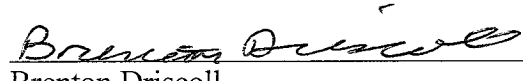
LAND CONSERVATION COMMITTEE


Richard Bestwick, Chair


Alan Sweeney, Vice Chair

Wes Davis

Anders Dowd


Brenton Driscoll



Kara Hawes


James Quade, USDA-FSA Rep.

Jeremy Zajac

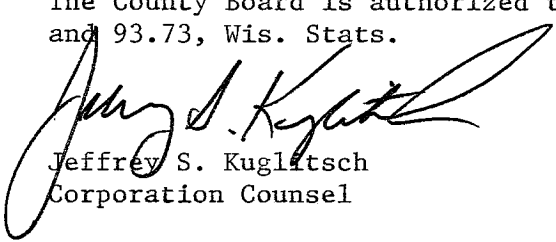
FISCAL NOTE:

This resolution approves the purchase of an agricultural conservation easement and accepts ACEP 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

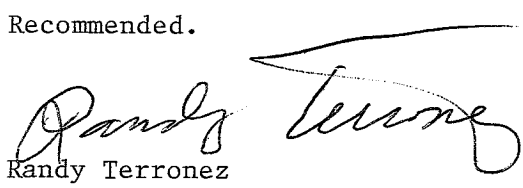
LEGAL NOTE:

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.


Randy Terronez
Acting 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 Gary R. Kraus Property, which is described as follows:

One Hundred and Seventeen (117) acres of real property located in part of Section 1, Township 2 North, Range 13 East, La Prairie Township, Rock County Tax Parcel Numbers 6-10-2 and 6-10-7.

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 Gary R. Kraus Property, and submit Easement funding reimbursement documentation to the USDA-NRCS. Acquisition of this easement by Rock County is contingent upon funding from the USDA.