



**LAND CONSERVATION COMMITTEE
WEDNESDAY DECEMBER 6, 2017 7:15 P.M.
LAND CONSERVATION DEPARTMENT
CONFERENCE ROOM
440 N US HWY 14
JANESVILLE WI**

AGENDA

1. Call Meeting to Order.
2. Approval of Agenda.
3. Approval of Minutes – November 1, 2017.
4. Citizen Participation, Communications, and Announcements.
5. Review Bills Paid.
6. Land and Water Resource Management Program:
 - A. Approve Cost Share Agreement(s).
 - B. Approve 2017- 18 Carryover Request for Cost Share Agreements.
7. Resolution – Finalizing Purchase of the McNall and Lux/Pulera Agricultural Conservation Easements.
8. Review and Approve Purchase of Agricultural Conservation Easements (PACE) 2017-18 USDA-NRCS Program Applications:
 - A. Hargarten: La Prairie Township 100 Acres Primary Target.
 - B. Morgan: Porter Township, 40 Acres, Primary Target.
9. Groundwater Nitrate Initiative Workgroup Update.
10. Adjourn.

COMMITTEE REVIEW REPORT
FOR THE MONTH OF NOVEMBER 2017

Account Number	Account Name	PO#	Check Date	Vendor Name	Inv/Enc Amt
62-6200-0000-63101	POSTAGE				
		P1702893	11/22/2017	UNITED STATES POSTMASTER	102.00
LAND CONSERVATION PROG TOTAL					102.00
62-6280-0000-64928	COST SHARING				
		P1702753	11/02/2017	ATKINSON FARMS INC	2,663.63
		P1702884	11/22/2017	MARSHALL, EDWARD	2,000.00
LWC PLAN IMPLEMENTATION GRANT PROG TOTAL					4,663.63

I have reviewed the preceding payments in the total **\$4,765.63**

Date: _____

Dept _____

Committee _____

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

LAND CONSERVATION
COMMITTEE
INITIATED BY



THOMAS SWEENEY
DRAFTED BY

LAND CONSERVATION
COMMITTEE
SUBMITTED BY

NOVEMBER 17, 2017
DATE DRAFTED

**FINALIZING PURCHASE OF THE MCNALL AND LUX/PULERA
AGRICULTURAL CONSERVATION EASEMENTS**

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

5 **WHEREAS**, the Rock County Board of Supervisors adopted resolution 16-9A-092 which officially approved an
6 amendment to the PACE Program, allowing the County to purchase agricultural conservation easements with or
7 without federal funding, on September 26, 2016; and,
8

9 **WHEREAS**, the mission of the PACE Program to work in cooperation with local units of government to enhance
10 Rock County's quality of life by building consensus towards a regional vision, to included preservation of
11 agricultural land, the agricultural economy and the county's rural character, and responsible growth and
12 development in appropriate areas; and,
13

14 **WHEREAS**, the following PACE applications were submitted for funding consideration:

- 15
- 16 1. William R. McNall and Jacqueline F. McNall Revocable Trust property (2017 application) for
- 17 approximately one hundred and fourteen (114.0) acres of real property located in part of Section 30,
- 18 Township 3 North, Range 14 East, Johnstown Township, Rock County Tax Parcel Number 6-9-259.
- 19
- 20 2. Anna Marie Lux and Margaret L. Pulera property (2017 application) for approximately seventy four (74.0)
- 21 acres of real property located in part of Section 20, Township 3 North, Range 13 East, Harmony Township,
- 22 Rock County Tax Parcel Number 6-7-389;and,
23

24 **WHEREAS**, the applications were recommended for approval by the Land Conservation Department (LCD) and
25 the PACE Council, approved by the Land Conservation Committee (LCC) and County Board in accordance with
26 the Rock County PACE Program Manual; and,
27

28 **WHEREAS**, the PACE program requires that easement appraisals be completed by a State of Wisconsin
29 Certified General Appraiser and meet the Uniform Standards of Professional Appraisal Practice (USPAP) to
30 determine the purchase price of each easement; and,
31

32 **WHEREAS**, the PACE program policy and procedures require a signed Option to Purchase agreement between
33 Rock County and the Landowners of the aforementioned properties, identifying the purchase price of the Easement,
34 which were previously authorized by separate action; and,
35

36 **WHEREAS**, each party to the aforementioned easements are required to have financial interests as follows
37 Landowners will donate a minimum of fifty percent (50%) of the easement value, the County will contribute
38 remaining percentage, not to exceed a maximum of \$2,100.00 per acre or (50%) of the easement value;

- 39 1. William R. McNall and Jacqueline F. McNall Revocable Trust appraised easement value \$513,000; County
- 40 contribution \$239,400 (46.66%); and,
- 41 2. Anna Marie Lux and Margaret L. Pulera appraised easement value \$370,000; County contribution \$155,400
- 42 (42%); and,
43

44 **NOW, THEREFORE, BE IT RESOLVED**, the Rock County Board of Supervisors duly assembled this _____
45 day of _____, 2017, do by enactment of this Resolution, and approves the purchase of the Agricultural
46 Conservation Easements on the William R. McNall and Jacqueline F. McNall Revocable Trust and the Anna Marie
47 Lux and Margaret L. Pulera properties, authorizes the LCD to make payments to landowners for said easements, and
48 authorizes the LCD to undertake final necessary activities identified therein.
49

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

FINALIZING PURCHASE OF THE MCNALL AND LUX/PULERA AGRICULTURAL
CONSERVATION EASEMENTS

Page 2

Respectfully submitted:

LAND CONSERVATION COMMITTEE

Richard Bostwick, Chair

Alan Sweeney, Vice Chair

Stephanie Aegerter

Wes Davis

Brenton Driscoll


Kara Hawes

James Quade, USDA-FSA Representative

Jeremy Zajac

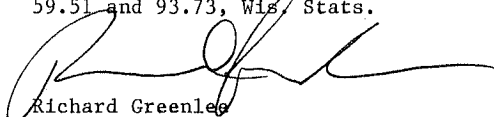
FISCAL NOTE:

Funds were included in the 2018 budget for the purchase of PACE easements.


Sherry Oja
Finance Director

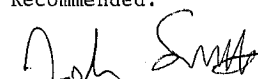
LEGAL NOTE:

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


Richard Greenlee
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 William R. McNall and Jacqueline F. McNall Revocable Trust and the Anna Marie Lux and Margaret L. Pulera properties. The acquisition of aforesaid easements will occur in early 2018.

Acquisition of the 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 as per USDA and County program guidelines.

An Option to Purchase was executed for each of these acquisitions, based on the current appraisals of the proposed easements.

If this resolution is approved, the LCD will, complete the Easement acquisition process on the William R. McNall and Jacqueline F. McNall Revocable Trust and the Anna Marie Lux and Margaret L. Pulera properties.