

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

LAND CONSERVATION
COMMITTEE
INITIATED BY



ANDREW BAKER, DIRECTOR
DRAFTED BY

LAND CONSERVATION
COMMITTEE
SUBMITTED BY

OCTOBER 11, 2021
DATE DRAFTED

**FINALIZING PURCHASE OF THE BARLASS, VANTHOURNOUT, AND WATSON
AGRICULTURAL CONSERVATION EASEMENTS**

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**, PACE applications were submitted as follows over the last three years:

- 7 1. Barlass property (2018 application) for approximately thirty nine and four tenths acres (39.4) of
8 real property located in Section 26, Township 3 North, Range 13 East, Harmony Township, Tax
9 Parcel Number(s) 6-7-256; and,
- 10 2. Barlass property (2019 application) for approximately seventy-eight and five tenths (78.5) acres
11 of real property located in the East ½ of the NE ¼, Section 26, Township 3 North, Range 13
12 East, Harmony Township, Rock County, Tax Parcel Number 6-7-255; and,
- 13 3. Vanthournout property (2020 application) for approximately seventy seven and forty seven
14 hundredths (77.47) acres of real property located in Section 13, Township 4 North, Range 10
15 East, Union Township, Rock County, Tax Parcel Numbers 6-20-107.1 and 6-20-109; and,
- 16 4. Watson property (2020 application) for approximately thirty seven and five tenths (37.5) acres of
17 real property located in the SE1/4 of the SE1/4, Section 2, Township 4 North, Range 11 East,
18 Porter Township, Rock County, Portion of Tax Parcel Number(s) 6-16-17.1; and,
19

20 **WHEREAS**, the applications were recommended for approval by Land Conservation Department
21 (LCD) and the PACE Council, approved by the Land Conservation Committee and County Board in
22 accordance with the Rock County PACE Program Manual and approved for partial funding by the
23 Natural Resources Conservation Service (NRCS); and,
24

25 **WHEREAS**, the PACE program and the NRCS Agriculture Conservation Easement Program (ACEP)
26 require that easement appraisals be completed by a State of Wisconsin Certified General Appraiser and
27 meet the Uniform Standards of Professional Appraisal Practice; and,
28

29 **WHEREAS**, the purchase price of the easement was determined with the aforementioned methodology
30 and the appraisal valuations have been approved by the NRCS; and,
31

32 **WHEREAS**, the LCD worked closely with the NRCS staff to secure the ACEP funding for said
33 easement purchase and will receive said funding at time of the easement closing(s); and,
34

35 **WHEREAS**, each party to PACE are required to have financial interests as follows; Landowner will
36 donate twenty five percent (25%) of the easement value, totaling \$188,100, the County will contribute
37 twenty five percent (25%) of the easement value, totaling \$188,100 and the NRCS will contribute fifty
38 percent (50%) of the easement value, totaling \$376,200 for a total purchase price of \$564,300 for the four
39 easements.
40

41 **NOW, THEREFORE, BE IT RESOLVED**, the Rock County Board of Supervisors duly assembled this
42 28th day of October, 2021, do by enactment of this Resolution approve the purchase of the Agricultural
43 Conservation Easement on the Barlass, Vanthournout and Watson Properties, accepts the ACEP
44 Funding, and authorizes the LCD to undertake final necessary activities identified therein and obligate
45 all necessary funds to complete said activities.
46

Finalizing Purchase of the Barlass, Vanthournout, and Watson Agricultural Conservation Easements
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47 **BE IT FURTHER RESOLVED**, the County Board Chair and/or the County Clerk will act as the
48 County's agent(s) for closing of said easements.

Respectfully submitted:

LAND CONSERVATION COMMITTEE

/s/Richard Bostwick
Richard Bostwick, Chair

/s/Alan Sweeney
Alan Sweeney, Vice Chair

/s/Stephanie Aegerter
Stephanie Aegerter

/s/Janelle Crary
Janelle Crary

/s/Wes Davis
Wes Davis

/s/Mike Mulligan
Mike Mulligan

/s/James Quade
James Quade, USDA-FSA Rep.

/s/Genia Stevens
Genia Stevens

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 these easements.

/s/ Sherry Oja
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.

/s/ Richard Greenlee

Richard Greenlee
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.

/s/ Josh Smith

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) on for properties. The summary of the purchase amounts is as follow:

<i>Property Owner</i>	<i>Easement Value</i>	<i>Purchase Price</i>	<i>Federal Contribution</i>	<i>County Contribution</i>	<i>Landowner Donation</i>
Barlass (2018)	\$126,400	\$94,800	\$63,200	\$31,600	\$31,600
Barlass (2019)	\$289,000	\$216,750	\$144,500	\$72,250	\$72,250
Vanhournout (2020)	\$232,000	\$174,000	\$116,000	\$58,000	\$58,000
Watson (2020)	\$105,000	\$78,750	\$52,500	\$26,250	\$26,250
Total	\$752,400	\$564,300	\$376,200	\$188,100	\$188,100

Acquisition of easement 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 two Barlass properties, the Vanhournout property and the Watson 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.