

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

LAND CONSERVATION
COMMITTEE
INITIATED BY



THOMAS SWEENEY
DRAFTED BY

LAND CONSERVATION
COMMITTEE
SUBMITTED BY

JANUARY 19, 2019
DATE DRAFTED

**FINALIZING PURCHASE OF THE LAWRENCE AND SHARON HARGARTEN
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 the Hargarten's to the Land Conservation
7 Department (LCD) in 2017 for one hundred (100) acres of real property located in part of Section 2,
8 Township 2 North, Range 13 East, La Prairie Township, Rock County Tax Parcel Number 6-10-9.1; and,

9
10 **WHEREAS**, the application was recommended for approval by Land Conservation Department (LCD)
11 and the PACE Council, approved by the Land Conservation Committee and County Board in accordance
12 with the Rock County PACE Program Manual and approved for partial funding by the Natural Resources
13 Conservation Service (NRCS); and,

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

18
19 **WHEREAS**, the purchase price of the easement was determined with the aforementioned methodology
20 and the appraisal valuations have been approved by the NRCS; and,

21
22 **WHEREAS**, the LCD worked closely with the NRCS staff to secure the ACEP funding for said
23 easement purchase and will receive said funding at time of the easement closing(s); and,

24
25 **WHEREAS**, each party to PACE are required to have financial interests as follows; Landowner will
26 donate twenty five percent (25%) of the easement value (valued at \$95,000.00), the County will
27 contribute twenty five percent (25%) of the easement value, totaling \$95,000.00 and the NRCS will
28 contribute fifty percent (50%) of the easement value, totaling \$190,000.00 for a total purchase price of
29 \$285,000.00.

30
31 **NOW, THEREFORE, BE IT RESOLVED**, the Rock County Board of Supervisors duly assembled this
32 14th day of February, 2019, do by enactment of this Resolution approve the purchase of the
33 Agricultural Conservation Easement on the Hargarten Property, accepts the ACEP Funding, and
34 authorizes the LCD to undertake final necessary activities identified therein and obligate all necessary
35 funds to complete said activities.

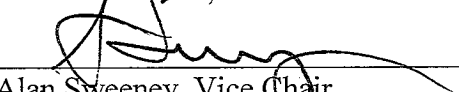
36
37 **BE IT FURTHER RESOLVED**, the County Board Chair and/or the County Clerk will act as the
38 County's agent(s) for closing of said easements.

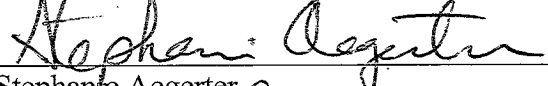
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Respectfully submitted:

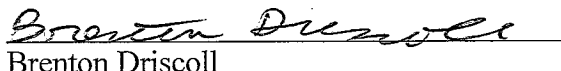
LAND CONSERVATION COMMITTEE

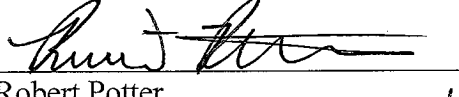

Richard Bostwick, Chair


Alan Sweeney, Vice Chair


Stephanie Aegerter


Wes Davis


Brenton Driscoll

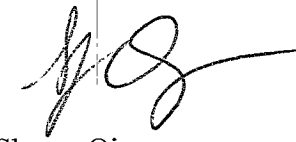

Robert Potter


James Quade, USDA-FSA Rep.


Jeremy Zajac

FISCAL NOTE:

Funding is available in the 2019 budget for the cost of this easement.



Sherry Oja
Finance Director

LEGAL NOTE:

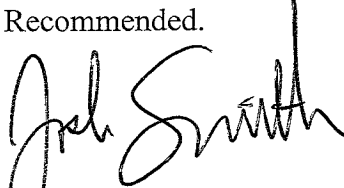
The County Board is authorized to take this action pursuant to secs. 59.01, 59.51 and 93.73, Wis. Stats.



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 Lawrence and Sharon Hargarten Property, which is described as follows:

One Hundred (100) acres of real property located in part of Section 2, Township 2 North, Range 13 East, La Prairie Township, and Rock County Tax Parcel Numbers 6-10-9.1.

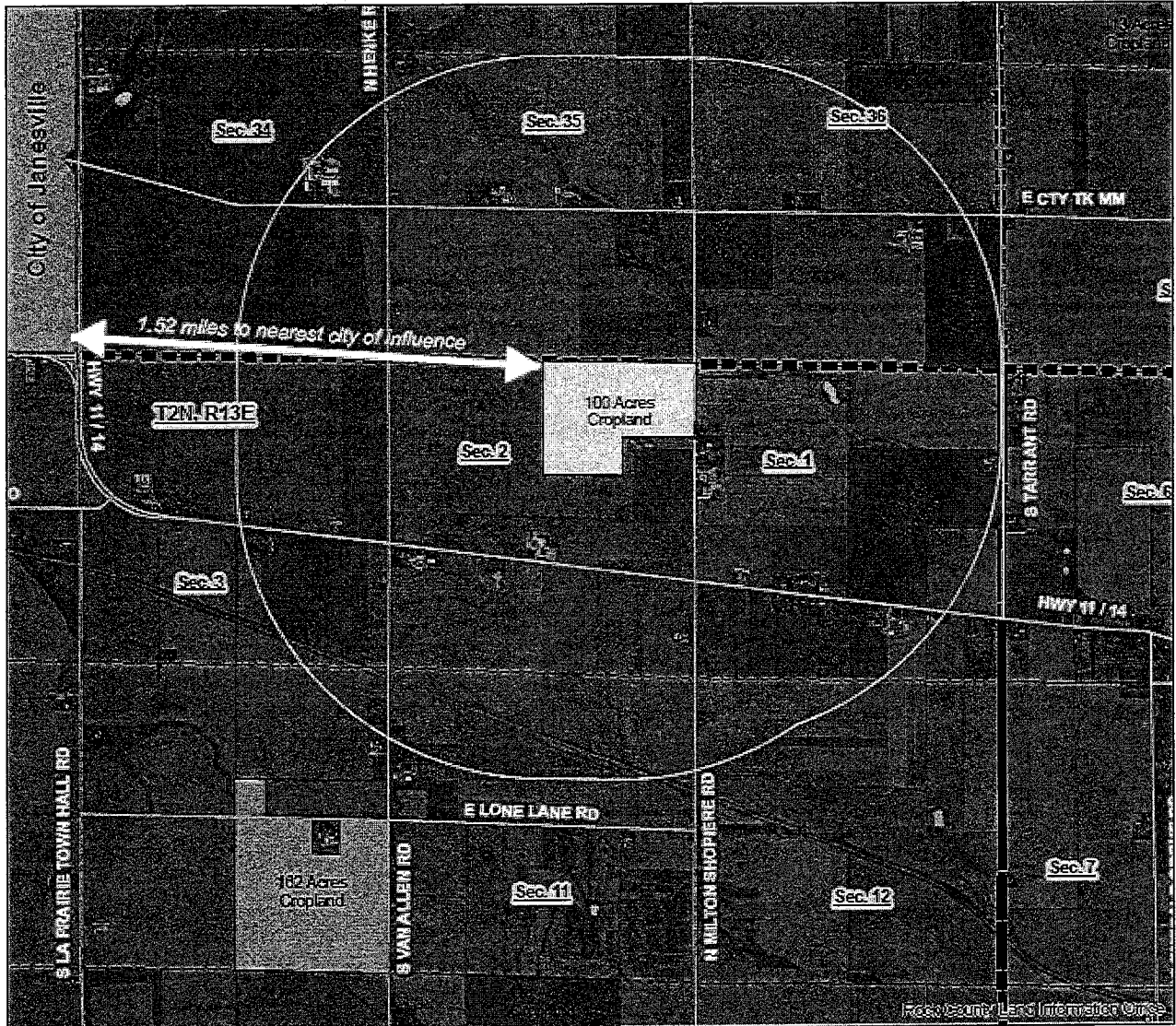
Acquisition of easement such as this is intended to protect and preserve productive agricultural lands in Rock County, encouraging and promoting the goals of a strong agricultural economy and community identity, intergovernmental cooperation, and a regional land use vision throughout the County.

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 Hargarten 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.

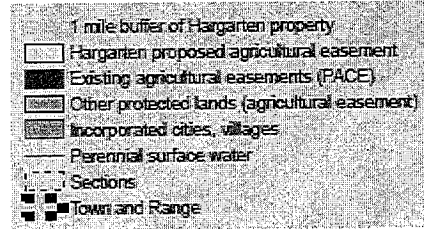
General Location Map of Land Use and Other Protected Lands within 1 mile of Proposed Easement and Nearest City of Influence

Lawrence and Sharon Hargarten easement, Rock County, WI



Land Cover on proposed easement and adjacent 1-mile buffer zone

Cover Type (National Land Cover Database, 2011)	Coverage (%)	Acres
Cultivated Crops	87.3	2,588
Pasture/Hay	4.8	142
Developed, Open Space	4	119
Grassland/Herbaceous	1.6	47
Developed, Low Intensity	1.4	42
Deciduous Forest	0.4	12
Developed, Medium Intensity	0.2	6
Developed, High Intensity	0.2	6
Total acres	99.9	2,962



Map by: Rock County Land Conservation Department, 12/19/2017