

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

LAND CONSERVATION
COMMITTEE
INITIATED BY



THOMAS SWEENEY
DRAFTED BY

LAND CONSERVATION
COMMITTEE
SUBMITTED BY

APRIL 21, 2016
DATE DRAFTED

**FINALIZING THE SAYRE JOINT FARMS, LLC PROPERTY AGRICULTURAL CONSERVATION
EASEMENT ASSIGNMENT/DONATION**

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**, the Rock County Board of Supervisors officially authorized staff to accept applications to
7 the PACE Program for the donation of an Agricultural Conservation Easement and process applications
8 according to the PACE program policies and procedures, on June 13, 2013; and,
9

10 **WHEREAS**, a PACE application was submitted by Sayre Joint Farms, LLC to the Land Conservation
11 Department (LCD) in 2015 to purchase a PACE easement on approximately 356 acres of real property
12 located in part of Sections 8 & 17, Township 3 North, Range 11 East, Town of Center, Rock County Tax
13 Parcel Numbers; 6-4-131,6-4-132, 6-4-129.1, 65-4.59, and 6-4-130.3; and,
14

15 **WHEREAS**, the application was recommended for approval by LCD and the PACE Council, approved
16 by the LCC to be considered a donated easement in accordance with the Rock County PACE Program
17 Manual, which only allows the LCD to fund administrative costs associated with title commitments, title
18 insurance and the real estate appraisals; and,
19

20 **WHEREAS**, the LCD partnered with the Natural Heritage Land Trust (NHLT) to secure an alternative
21 funding source from the Wisconsin Department of Natural Resources (DNR) Knowles-Nelson
22 Stewardship Program (KNSP) to fund this Agriculture Conservation Easement purchase; and,
23

24 **WHEREAS**, NHLT notified the County in October 2015 that they had secured the necessary funding
25 from the KNSP for this easement purchase and the acquisition process of the easement commenced; and,
26

27 **WHEREAS**, the easement will be purchased by the NHLT in 2016 and the easement will be assigned to
28 the NHLT and Rock County, in partnership by DNR. After the purchase has been completed, the NHLT
29 will assign the easement in full to the County.
30

31 **NOW, THEREFORE, BE IT RESOLVED**, the Rock County Board of Supervisors duly assembled this
32 12th day of May, 2016, do by enactment of this Resolution authorizes and accepts the
33 Agricultural Conservation Easement on the Sayre Joint Farms, Inc. Property and authorizes the LCD to
34 undertake final necessary activities identified therein and obligate necessary funds to complete said
35 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.

16-5A-028

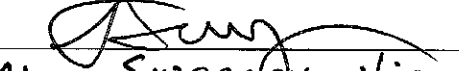
FINALIZING THE SAYRE JOINT FARMS, LLC PROPERTY AGRICULTURAL CONSERVATION
EASEMENT ASSIGNMENT/DONATION

Page 2

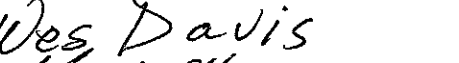
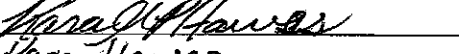
Respectfully submitted:

LAND CONSERVATION COMMITTEE


Rich Postwick, Chair



Alan Sweeney, Vice Chair


Wes Davis


Wes Davis

Kara Hawes


Brenna Driscoll


David Ribout


Anders Dowd

FISCAL NOTE:

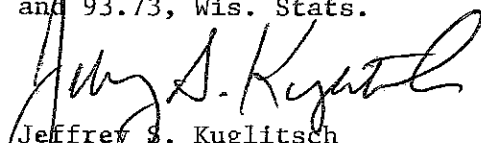
This resolution authorizes the acceptance of an agricultural conservation easement. The only costs to the County are for appraisal and the title search and insurance (approximately \$3,000). Sufficient funds are available in the Land Conservation Department's PACE budget for these estimated costs.



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.


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 Sayre Joint Farm Properties, which will be the first Easement acquired through an alternative funding source by the Program. The easement purchased through the alternative funding will be the same as if a landowner donated the full easement to the county, which only includes administration costs associated with the purchase. Those costs are associated with the Appraisal and the title search and insurance, or approximately \$3,000.00.

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.

For this aspect of the PACE Program, the value of the Easement was determined by a qualified Real Estate Appraiser utilizing IRS approved standards and criteria. Conducting this appraisal process allows the landowner to deduct the value of the easement from their income taxes as a non-cash charitable donation.

If this resolution is approved, the LCD will complete the Easement acquisition process on the Sayre Property.

Sayre Joint Farms LLC
Sections 8,17 Center Township (T3N,R11E)

